

ORIGINAL**UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEVADA**

<input checked="" type="checkbox"/> FILED	<input type="checkbox"/> RECEIVED
<input type="checkbox"/> ENTERED	<input type="checkbox"/> SERVED ON
COUNSEL/PARTIES OF RECORD	
FEB 14 2017	
CLERK US DISTRICT COURT DISTRICT OF NEVADA	
BY: _____	DEPUTY _____

UNITED STATES OF AMERICA,

Plaintiff,

WALKER RIVER PAIUTE TRIBE,

Plaintiff-Intervenor,

vs.

WALKER RIVER IRRIGATION DISTRICT, a
corporation, et al.,

Defendants.

) IN EQUITY NO. C-125-RCJ-WGC

) Subproceeding C-125-B

) 3:73-cv-00127-RCJ-WGC

) **DISCLAIMER OF INTEREST IN WATER
RIGHTS AND NOTICE OF RELATED
INFORMATION AND DOCUMENTATION
SUPPORTING DISCLAIMER**

The undersigned defendant in the above action hereby notifies the Court and Mineral County that the undersigned (or the entity on whose behalf the undersigned is acting) has no interest in any water right subject to the Walker River Decree, and therefore, **disclaims all interest in this action.**

In addition, because the undersigned sold or otherwise conveyed ownership of all of the water rights that the undersigned (or the entity on whose behalf the undersigned is acting) once owned before the undersigned was served with a Waiver of Personal Service of Notice in Lieu of Summons or by a Notice in Lieu of Summons the undersigned provides the following additional information:

1. The name and address of the defendant or defendants who sold or otherwise conveyed ownership:

Walker River Land Corp.
665 Simonds Rd.
Williamstown, MA 01267

2. The name of each person or entity who acquired ownership:

E.L.W. Ranches, Inc.
165 West Liberty Street
Reno, NV 89501

Lantana Ranch Family Limited Partnership
140 Geary Street, 10th Floor
San Francisco, CA 94108

1 Calvest Associates
2 1295 67th Street
3 Emeryville, CA 94608

4 Lisa Schirmeister and Joseph W. Johnson
5 16518 Windsor Avenue
6 Wittier, CA 90603

7 John M. Stitt and Julia T. Stitt
8 580 W. Central Avenue, Suite C
9 Brea CA 92821

10 George L'Abbe
11 P.O. Box 20105
12 Carson City, NV 89721

13 Lantana Ranch Family Limited Partnership
14 140 Geary Street, 10th Floor
15 San Francisco, CA 94108

16 Mark S. Mahan
17 P.O., Box 278
18 Colleyville, TX 76034

19 3. Attached to or included with this notice is a copy of the Deed(s).

20 4. The undersigned acknowledges that any person or entity who files a Disclaimer of
21 Interest in this matter is ultimately responsible for the accuracy of this filing.

22 Consequently, the undersigned acknowledges that any person or entity who files such notice but,
23 in fact, has water rights subject to this litigation, shall nevertheless be bound by the results of this
24 litigation.

25 This notice shall be sent to the following:

26 Chief Deputy Clerk
27 United States District Court for the District of Nevada
28 400 South Virginia Street, Suite 301
Reno, NV 89501

Andrew Guss Guarino
U.S. Department of Justice/Indian Resources Section
Environment and Natural Resources Division
999 18th Street, South Terrace Suite 370
Denver, CO 80202

1 David L. Negri
2 USDOJ C/O Attorneys Office
3 Washington Group Plaza IV
4 800 Park Blvd., Suite 600
5 Boise, ID 83712-9903

6 Executed this 2nd day of FEBRUARY, 2017.

7 Walker River Land Corp., a Nevada
8 corporation

9 By: 

Harry S. Patten

10 Title: Director/Trustee

11 Address:

12 Walker River Land Corp.
13 665 Simonds Road
14 Williamstown, MA 01267
15
16
17
18
19
20
21
22
23
24
25
26
27
28

**Deed for
E.L.W. Ranches, Inc.**

RPTT-#3

ESCROW NO. 99071243 / 99071243
WHEN RECORDED, MAIL TO:

Michael J. Melarkey, President
Wiegand Resources, Inc.
Wiegand Center
165 West Liberty Street
Reno, Nevada 89501

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to E.L.W. RANCHES, INC., a Nevada corporation (whose address is: c/o Wiegand Resources, Inc., 165 West Liberty Street, Reno, Nevada 89501), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this 21st day of July, 1999.

WALKER RIVER LAND CORP., a
Nevada corporation

By: M. R. Kennedy
MARLIN R. KENNEDY
Its: Vice President

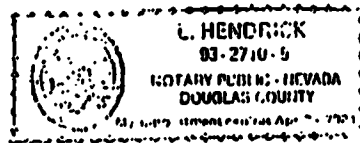
1.

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counselors at Law
Reno, Nevada
1-775-327-1000

236754

STATE OF NEVADA)
)ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on July 21, 1999, by Martin R. Kennedy as Vice President of Walker River Land Corp., a Nevada corporation.



L. Hendrick
Notary Public
My Commission Expires: 4-29-01

2.

Hale Lane Peck Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-3000

236754

EXHIBIT "A"**WATER RIGHTS TO BE CONVEYED**

THOSE CERTAIN water rights, including surface water rights from the East Walker River, which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 133 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation et al, Defendants, Case in Equity C-125" as follows:

1. A portion of Claim 133 as follows:

<u>Priority</u>	<u>Acreage</u>
1862	74.5 acres
1865	29.8 acres
1890	<u>44.7 acres</u>
	149.0 acres

The above described decreed water rights may be utilized as historically placed to beneficial use on the Property.

2. Newlands water appurtenant to 411 acres as historically used within the Property.
3. Permit 49275 issued by the Nevada State Engineer appurtenant and supplemental to the 560 acres to which Walker River surface waters are appurtenant (#1 and #2 above) with a diversion rate of 5.2 cfs and a duty of 2.240 acre feet annually.
4. Use of a portion of Permit 25017 in the name of Walker River Irrigation District to the extent that it is available for use on the Property.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 133, "NEWLAND" rights and permit 25017, is 560.00 acres, more or less.

EXPRESSLY EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

3.

Hale Lane Peck, Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 325-0000

236754

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

4.

Hale Lane Peck Dennison Howard and Anderson
Attorneys and Counselors at Law
Reno, Nevada
97501-0000

236754

Order No.: 99011348MM

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL ONE:

That portion of the NE 1/4 of Section 20, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to Section 20 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 89° 36' 41" West, 1323.56 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
2. North 00° 26' 26" West, 2644.97 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
3. South 28° 08' 55" East, 1610.59 feet;
4. North 61° 51' 05" East, 646.76 feet to the East line of Section 20;
5. South 00° 30' 48" East, 1538.94 feet to the TRUE POINT OF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO. 12-471-64

PARCEL TWO:

That portion of the W 1/2 of Section 21 and that portion of the SW 1/4 of Section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to Section 16 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 00° 28' 39" East, 5296.13 feet;
2. South 89° 33' 13" West, 2633.22 feet to a brass cap marking the SW corner of Section 21;

Continued on next page

-1-

236754

Order No. 99011343MM

3. North 00° 31' 15" West, 2655.07 feet to a brass cap marking 1/4 corner common to Section 20 and 21;
4. North 00° 30' 48" West, 1538.95 feet;
5. North 61° 51' 05" East, 2164.02 feet;
6. North 31° 16' 32" West, 116.52 feet;
7. North 31° 16' 32" West, 97.84 feet;
8. North 46° 43' 25" East, 292.70 feet;
9. North 60° 38' 15" East, 93.97 feet;
10. North 07° 53' 10" East, 61.64 feet;
11. North 49° 02' 56" East, 101.05 feet;
12. North 10° 00' 55" East, 40.19 feet;
13. North 45° 06' 58" West, 574.93 feet;
14. North 49° 25' 19" East, 77.33 feet;
15. South 82° 08' 17" East, 104.51 feet;
16. North 54° 50' 18" East, 94.13 feet;
17. South 33° 39' 24" East, 301.46 feet to the beginning of a tangent curve concave Southwesterly having a radius of 975.00 feet;
18. Southwesterly along said curve 572.73 feet through a central angle of 33° 39' 24";
19. South 00° 00' 00" West, 203.47 feet;
20. North 89° 50' 35" East, 208.58 feet to the TRUE POINT OF BEGINNING.

PARCEL THREE:

That portion of the E 1/2 of Section 21, that portion of the NE 1/4 of Section 28, Township 10 North, Range 27 East,

Continued on next page

Order No. 99011348MM

M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to 16 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 89° 49' 59" East, 1318.78 feet;
2. South 00° 27' 06" East, 2649.23 feet;
3. South 00° 28' 23" East, 2640.23 feet;
4. South 00° 21' 28" East, 1314.45 feet;
5. South 89° 42' 51" West, 1319.78 feet;
6. North 00° 15' 06" West, 1310.58 feet;
7. North 00° 28' 39" West, 2645.34 feet;
8. North 00° 28' 39" West, 2650.80 feet to the TRUE POINT OF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO. 12-471-67

PARCEL FOUR:

That portion of Section 28, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

NW 1/4, SW 1/4 of SE 1/4, N 1/2 of SW 1/4, NW 1/4 of SE 1/4, SW 1/4 of NE 1/4

ASSESSOR'S PARCEL NO. 12-471-68 through 72

PARCEL FIVE:

Those portions of Sections 20 and 29, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Section 20: E 1/2 of SE 1/4

Section 29: NE 1/4 of NE 1/4

ASSESSOR'S PARCEL NO.

12-471-65

236754

-3-

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

STEWART TITLE OF *Douglas Co.*

99 JUL 21 PM 4:48

MARY C. ILLIGAN
COUNTY RECORDER

FEE 3. SEP. 8M

APN Ptn. 12-471-64; Ptn. 12-471-63 and 66; Ptn. 12-471-67; 12-471-68 thru
72; 12-471-65

DECLARATION OF VALUE

Recording Date 7/21/99 Book _____ Page _____ Instrument # 236754

Full Value of Property Interest Conveyed \$ none

Less Assumed Liens & Encumbrances - none

Taxable Value (NRS 375.010, Section 4) \$ none

Real Property Transfer Tax Due \$ none

If exempt, state reason. NRS 375.090, Section 13 . Explain:

Water rights deed only (transfer tax paid through sale of property
in Deed recording concurrently)

INDIVIDUAL

Under penalty of perjury, I hereby declare that the
above statements are correct.

Signature of Declarant

Name (Please Print)

Address

City _____ State _____ Zip _____

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the
above statements are correct to the best of my
knowledge based upon the information available to me
in the documents contained in the escrow file.

J. Mayo
Signature of Declarant

J. Mayo

Name (Please Print)

99071243

Escrow Number

Stewart Title of Douglas County

Firm Name

1650 N. Lucerne

Address

Minden, NV 89423

City _____ State _____ Zip _____

M

APN: 12-471-65
WHEN RECORDED, MAIL TO:
E.L.W. RANCHES, INC.
c/o Weigand Resources, Inc.
165 W. Liberty Street
Reno, NV 89501

#3
R.P.T.T. \$ -0-
paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by Walker River Land Corp., a Nevada corporation ("Grantor"), to E.L.W. RANCHES, INC., a Nevada corporation ("Grantee"), whose address is c/o Weigand Resources, Inc., 165 W. Liberty Street, Reno, NV 89501, in reference to the following facts and circumstances:

A. On July 21, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on July 21, 1999, as Document No. 236754.

B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 4th day of April, 2002.

**WALKER RIVER LAND CORP., a
Nevada corporation**

By: *Dan Trombley*

DAN TROMBLEY

Its: Treasurer

STATE OF Massachusetts)
COUNTY OF Berkshire) ss.

This instrument was acknowledged before me on April 4th, 2002, by Dan Trombley,
as Treasurer of Walker River Land Corp., a Nevada corporation.

Catherine M Place
Notary Public
My Commission Expires: Feb 9, 2007

SEAL AFFIXED

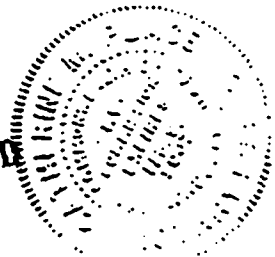


EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN water rights, including surface water rights from the East Walker River, which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 133 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. A portion of Claim 133 as follows:

<u>Priority</u>	<u>Acreage</u>
1862	74.5 acres
1865	29.8 acres
1890	<u>44.7 acres</u>
	149.0 acres

The above described decreed water rights may be utilized as historically placed to beneficial use on the Property.

2. Newlands water appurtenant to 411 acres as historically used within the Property.
3. Permit 49275 issued by the Nevada State Engineer appurtenant and supplemental to the 560 acres to which Walker River surface waters are appurtenant (#1 and #2 above) with a diversion rate of 5.4 cfs and a duty of 2,240 acre feet annually.
4. Use of a portion of Permit 25017 in the name of Walker River Irrigation District to the extent that it is available for use on the Property.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 133, "NEWLAND" rights and permit 25017, is 560.00 acres, more or less.

EXPRESSLY EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

Order No.: 99011348MM

EXHIBIT "B"
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL ONE:

That portion of the NE 1/4 of Section 20, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to Section 20 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 89° 36' 41" West, 1323.56 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
2. North-00°-26' 26" West, 2644.97 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
3. South 28° 08' 55" East, 1610.59 feet;
4. North 61° 51' 05" East, 646.76 feet to the East line of Section 20;
5. South 00° 30' 48" East, 1538.94 feet to the TRUE POINT OF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO. 12-471-64

PARCEL TWO:

That portion of the W 1/2 of Section 21 and that portion of the SW 1/4 of Section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to Section 16 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 00° 28' 39" East, 5296.13 feet;
2. South 89° 33' 13" West, 2633.22 feet to a brass cap marking the SW corner of Section 21;

Continued on next page

-1-

~~236754~~

Order No. 99011348MM

3. North 00° 31' 15" West, 2655.07 feet to a brass cap marking 1/4 corner common to Section 20 and 21;
 4. North 00° 30' 48" West, 1538.95 feet;
 5. North 61° 51' 05" East, 2164.02 feet;
 6. North 31° 16' 32" West, 116.52 feet;
 7. North 31° 16' 32" West, 97.84 feet;
 8. North 46° 43' 25" East, 292.70 feet;
 9. North 60° 38' 16" East, 93.97 feet;
 10. North 07° 53' 10" East, 64.64 feet;
 11. North 49° 02' 56" East, 101.05 feet;
 12. North 10° 00' 55" East, 40.19 feet;
 13. North 45° 06' 58" West, 574.93 feet;
 14. North 49° 25' 19" East, 77.33 feet;
 15. South 82° 08' 17" East, 104.51 feet;
 16. North 54° 50' 18" East, 94.13 feet;
 17. South 33° 39' 24" East, 301.46 feet to the beginning of a tangent curve concave Southwesterly having a radius of 975.00 feet;
-
18. Southerly along said curve 572.73 feet through a central angle of 33° 39' 24";
 19. South 00° 00' 00" West, 203.47 feet;
 20. North 89° 50' 35" East, 208.58 feet to the TRUE POINT OF BEGINNING.

PARCEL THREE:

That portion of the E 1/2 of Section 21, that portion of the NE 1/4 of Section 28, Township 10 North, Range 27 East,
Continued on next page

Order No. 99011348MM

M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to 16 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 89° 49' 59" East, 1318.78 feet;
2. South 00° 27' 06" East, 2649.23 feet;
3. South 00° 28' 23" East, 2640.29 feet;
4. South 00° 21' 28" East, 1314.45 feet;
5. South 89° 42' 51" West, 1319.78 feet;
6. North 00° 15' 06" West, 1310.58 feet;
7. North 00° 28' 39" West, 2645.34 feet;
8. North 00° 28' 39" West, 2650.80 feet to the TRUE POINT OFF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO. 12-471-67

PARCEL FOUR:

That portion of Section 28, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

NW 1/4, SW 1/4 of SE 1/4, N 1/2 of SW 1/4, NW 1/4 of SE 1/4, SW 1/4 of SE 1/4

ASSESSOR'S PARCEL NO. 12-471-68 through 72

PARCEL FIVE:

Those portions of Sections 20 and 29, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Section 20: E 1/2 of SE 1/4

Section 29: NE 1/4 of NE 1/4

ASSESSOR'S PARCEL NO.

12-471-65

-3-

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED
PREVIOUSLY IN DEED # 236754 RECORDED ON
JULY 21, 1999 IN LYON COUNTY RECORDS.

236754
OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF Douglas Co.
99 JUL 21 PM 4:48
MARY C. HILLIGAN
COUNTY RECORDER
FEE 3.50 REF. YN

274870

UNOFFICIAL COPY

274870

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

Shiel Engineering
02 APR -8 AM 11:08

MARY C. HILLIGAN
COUNTY RECORDER

FEE 20.00 DEP. mu

**Deed for
Lantana Ranch Family Limited Partnership**

RPT-#3

ESCROW NO. 99071191
WHEN RECORDED, MAIL TO:

Lantana Ranch Family Limited Partnership
140 Geary Street, 10th Floor
San Francisco, CA 94108

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to LANTANA RANCH FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership (whose address is: 140 Geary Street, 10th Floor, San Francisco, CA 94108), those certain waters and water rights described in Exhibit "A-1" and Exhibit "A-2" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this 29th day of July, 1999.

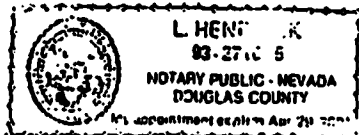
WALKER RIVER LAND CORP., a
Nevada corporation

By: Marlin R. Kennedy
MARLIN R. KENNEDY
Its: Vice President

STATE OF NEVADA)
)ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on July 29, 1999, by Marlin R. Kennedy as Vice President of Walker River Land Corp., a Nevada corporation.

NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My Commission Expires Apr. 28, 2001



[Signature]
Notary Public
My Commission Expires: 4/28/01

1.

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-3000

237213

000014PCDOCSHLANDNO70CS 177134-1
RPT100147010

July 29, 1999 1:24pm

EXHIBIT "A-1"**WATER RIGHTS TO BE CONVEYED - LOT F-2**

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. The right to irrigate 25.1 acres of land with the following priorities:

<u>Priority</u>	<u>Acres</u>
1867	0.55 acres
1875	1.95 acres
1879	2.50 acres
1885	12.55 acres
1890	3.15 acres
1895	<u>4.40 acres</u>
	25.10 acres

2. The right to irrigate 33.9 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 59 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 59.0 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.113 cfs from each permit and having a total combined annual duty of 236 acre feet which are appurtenant to that same 59 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

2.

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counselors at Law
Reno, Nevada
(775) 327-3000

237213

EXHIBIT "A-2"**WATER RIGHTS TO BE CONVEYED - LOT F-3**

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants. Case in Equity C-125" as follows:

1. The right to irrigate 25.5 acres of land with the following priorities as to portions of the 25.5 acres:

<u>Priority</u>	<u>Acreage</u>
1867	0.57 acres
1875	1.98 acres
1879	2.55 acres
1885	12.75 acres
1890	3.19 acres
1895	<u>4.46 acres</u>
	25.50 acres

2. The right to irrigate 34.5 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 60 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 60.0 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.1149 cfs from each permit and having a total combined annual duty of 240 acre feet which are appurtenant to that same 60 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

3.

Haie Lane Peek Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-3000

237213

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

4.

237213

Hale Lane Peck Dennison Howard and J Anderson
Attorneys and Counselors at Law
Reno, Nevada
(775) 327-3000

EXHIBIT B

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL ONE:

That portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point which is the South 01°21'46" West, 463.77 feet from the 1/4 corner common to Section 23, 24 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 01°21'46" West, 1007.88 feet;
2. North 90°00'00" West, 2664.32 feet;
3. North 00°00'03" West, 901.18 feet;
4. South 74°18'01" East, 1063.61 feet;
5. North 88°31'12" East, 286.26 feet;
6. North 61°09'25" East, 801.86 feet;
7. South 90°00'00" East, 675.83 feet to the TRUE POINT OF BEGINNING.

PARCEL TWO:

That portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point which is North 01°21'46" East, 355.33 feet from the Section corner common to 23, 24, 25, 26 as shown on Record of Survey No. 223861, thence through the following courses:

1. North 90°00'00" West, 2644.79 feet;
2. North 00°00'00" West, 820.48 feet;

Continued on next page

-1-

STEWART TITLE
Guaranty Company

237213

3. South 90°00'00" East, 2664.32 feet;

4. South 01°21'46" West, 820.71 feet to the TRUE POINT OF BEGINNING

PARCEL THREE:

That portion of the Southeast 1/4 of Section 23 and that portion of the Northeast 1/4 of Section 26, Township 11 North, Range 26 East, M.d.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the Section corner common to 23, 24, 25, 26 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 00°49'22" East, 1303.95 feet;

2. North 89°11'03" West, 2659.27 feet;

3. North 00°10'17" East, 1316.65 feet;

4. North 00°00'03" West, 304.54 feet;

5. South 90°00'00", East, 2644.79 feet;

6. South 01°21'46" West, 355.33 feet to the TRUE POINT OF BEGINNING

A PORTION OF ASSESSOR'S PARCEL NO. 12-471-05, 06, 07, 08

-2-

237213

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF DOUGLAS Co.

99 JUL 30 PM 4:06

MARY C. HILLIGAN
COUNTY RECORDER

FEE 12.00 REC. ES

APN PORTION 12-471-05, 06, 07 and 08

DECLARATION OF VALUE

Recording Date 2-31-99 Book _____ Page _____ Instrument # 237213Full Value of Property Interest Conveyed \$ noneLess Assumed Liens & Encumbrances - noneTaxable Value (NRS 375.010, Section 4) \$ noneReal Property Transfer Tax Due \$ noneExempt # 3

If exempt, state reason. NRS 375.090, Section _____ . Explain:

WATER RIGHTS DEED (TRANSFER TAX PAID THROUGH SALE OF PROPERTY
RECORDING CONCURRENTLY)

INDIVIDUAL

Under penalty of perjury, I hereby declare that the
above statements are correct.

Signature of Declarant _____

Name (Please Print) _____

Address _____

City _____ State _____ Zip _____

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the
above statements are correct to the best of my
knowledge based upon the information available to me
in the documents contained in the escrow file.Signature of Declarant J. Mayo

J. Mayo

Name (Please Print) _____

99071191

Escrow Number

Stewart Title of Douglas County

Firm Name

1650 N. Lucerne

Address

Minden, NV 89423

City _____ State _____ Zip _____

28

APN: A Portion of APN 12-471-05 through 12-471-08
WHEN RECORDED, MAIL TO:

R.P.T.T. \$ ^{#3}0.00
paid on prior deed

✓ Lantana Ranch Family Limited Partnership
140 Geary Street, 10th Floor
San Francisco, CA 94108

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to LANTANA RANCH FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership ("Grantee"), whose address is: 140 Geary Street, 10th Floor, San Francisco, CA 94108, in reference to the following facts and circumstances:

A. On July 29, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on July 30, 1999, as Document No. 237213.

B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 4th day of April, 2002.

WALKER RIVER LAND CORP., a
Nevada corporation

By: *Dan Trombley*
DAN TROMBLEY
Its: Treasurer

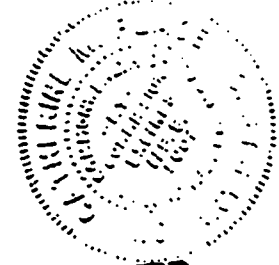
STATE OF Massachusetts
COUNTY OF Berkshire)ss.

This instrument was acknowledged before me on April 4th, 2002, by Dan Trombley,
as Treasurer of Walker River Land Corp., a Nevada corporation.

Catherine M. Place

Notary Public

My Commission Expires: Feb 9, 2007



SEAL AFFIXED

EXHIBIT "A-1"
WATER RIGHTS TO BE CONVEYED - LOT F2

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. The right to irrigate 25.1 acres of land with the following priorities:

<u>Priority</u>	<u>Acreage</u>
1867	0.55 acres
1875	1.95 acres
1879	2.50 acres
1885	12.55 acres
1890	3.15 acres
1895	<u>4.40 acres</u>
	25.10 acres

2. The right to irrigate 33.9 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 59 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 59.0 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a prorata share of the diversion rate from each permit and having a total combined annual duty of 236 acre feet which are appurtenant to that same 59 acres of the land irrigated from the East Walker River by decree and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "A-2"

WATER RIGHTS TO BE CONVEYED - LOT F-3

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. The right to irrigate 25.5 acres of land with the following priorities as to portions of the 25.5 acres:

<u>Priority</u>	<u>Acreage</u>
1867	0.57 acres
1875	1.98 acres
1879	2.55 acres
1885	12.75 acres
1890	3.19 acres
1895	<u>4.46 acres</u>
	25.50 acres

2. The right to irrigate 34.5 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 60 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 60.0 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a prorata share of the diversion rate from each permit and having a total combined annual duty of 240 acre feet which are appurtenant to that same 60 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of LYON, described as follows:

PARCEL ONE:

That portion of the Southeast 1/4 of Section 23, Township 11
North, Range 26 East, M.D.B. & M., in the County of Lyon, State
of Nevada, being more particularly described as follows:

Beginning at a point which is the South 01°21'46" West, 463.77
feet from the 1/4 corner common to Section 23, 24 as shown on
Record of Survey No. 223861, thence through the following
courses;

1. South 01°21'46" West, 1007.88 feet;
2. North 90°00'00" West, 2664.32 feet;
3. North 00°00'03" West, 901.18 feet;
4. South 74°18'01" East, 1063.61 feet;
5. North 88°31'12" East, 286.26 feet;
6. North 61°09'25" East, 801.86 feet;
7. South 90°00'00" East, 675.83 feet to the TRUE
POINT OF BEGINNING.

PARCEL TWO:

That portion of the Southeast 1/4 of Section 23, Township 11
North, Range 26 East, M.D.B. & M., in the County of Lyon, State
of Nevada, being more particularly described as follows:

Beginning at a point which is North 01°21'46" East, 355.33 feet
from the Section corner common to 23, 24, 25, 26 as shown on
Record of Survey No. 223861, thence through the following
courses:

1. North 90°00'00" West, 2644.79 feet;
 2. North 00°00'00" West, 820.48 feet;
- Continued on next page

-1-

STEWART TITLE
Guaranty Company

274871

3. South 90°00'00" East, 2664.32 feet;
4. South 01°21'46" West, 820.71 feet to the TRUE POINT OF BEGINNING

PARCEL THREE:

That portion of the Southeast 1/4 of Section 23 and that portion of the Northeast 1/4 of Section 26, Township 11 North, Range 26 East, M.d.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the Section corner common to 23, 24, 25, 26 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 00°49'22" East, 1303.95 feet;
2. North 89°11'03" West, 2659.27 feet;
3. North 00°10'17" East, 1316.65 feet;
4. North 00°00'03" West, 304.54 feet;
5. South 90°00'00", East, 2644.79 feet;
6. South 01°21'46" West, 355.33 feet to the TRUE POINT OF BEGINNING

A PORTION OF ASSESSOR'S PARCEL NO. 12-471-05, 06, 07, 08

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED
PREVIOUSLY IN DEED # 237213 RECORDED ON
JUL 30, 1979 IN LYON COUNTY RECORDS.

-2-

274871

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

Shiel Engineering
02 APR -8 AM 11:11

MARY C. HILLIGAN
COUNTY RECORDER

FEE 19⁰⁰ DEP. Mr

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 12-471-05
b) 12-471-06
c) 12-471-07
d) 12-471-08

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☒ Other WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 274871
Book _____ Page: _____
Date of Recording: 4/8/02
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: COLLECTION DEED - DICT 237213

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS.375.080 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity AGENT - GRANTOR
Signature [Signature] Capacity AGENT - GRANTEE

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: WILKES RIVER LAND CORP.
Address: 665 SIMMONS RD.
City: WILLIAMSTOWN
State: MASS Zip: 01267

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: LANTANA RANCH FAMILY LTD PARTNERSHIP
Address: 140 GERRY, 10TH FLOOR
City: SAN FRANCISCO
State: CA Zip: 94108

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: CAREGORY M. BILLEN Escrow # _____
Address: 500 DANFORTH RANCH PLANT, SUITE 102
City: PLEASANTON State: CA Zip: 94511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**Deed for
Calvest Associates**

ESCROW NO. 99071220
WHEN RECORDED, MAIL TO:

Calvest Associates
1295 67th Street
Emeryville, CA 94608
Attn: Richard Johnson
RTT PD on doc. # 238537

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to CALVEST ASSOCIATES, a Nevada corporation (whose address is: 1295 67th Street, Emeryville, CA 94608), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this 10th day of August, 1999.

WALKER RIVER LAND CORP., a
Nevada corporation

By: *Jerome LaLonde*
JEROME LALONDE
Its: Vice President

STATE OF NEVADA)
COUNTY OF Douglas)ss.

This instrument was acknowledged before me on Aug. 10, 1999, by Jerome LaLonde as Vice President of Walker River Land Corp., a Nevada corporation.



A. Dendrick
Notary Public
My Commission Expires: 4-29-01

1.

Hale Lane Peck Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-3000

238538

EXHIBIT "A"**WATER RIGHTS TO BE CONVEYED**

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 20.40 acres of land with the following priorities:

<u>Priority</u>	<u>Acreage</u>
1867	0.46 acres
1875	1.58 acres
1879	2.04 acres
1885	10.20 acres
1890	2.55 acres
1895	<u>3.57 acres</u>
	20.40 acres

2. The right to irrigate 27.6 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 48 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 48 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.0948 cfs from each permit and having a total combined annual duty of 19.8 acre feet which are appurtenant to that same 48 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

2.

238538

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-3000

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

3.

238538

Hale Lane Peck Dennison Howard and Anderson
Attorneys and Counselors at Law
Reno, Nevada
(775) 327-4444

ODMA PCTRM'S 411.001/001'S 170000 2
001100400010

August 5, 1999 (4 1/2 pgs)

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 23 and that
portion of the Southeast 1/4 of Section 23, Township 11 North,
Range 26 East, M.D.B.M., in the County of Lyon, State of
Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 23, 24 as shown
on Record of Survey No. 223861 thence through the following
courses;

1. South 01°21'46" West, 463.77 feet;
2. North 90°00'00" West, 675.83 feet;
3. South 61°09'25" West, 801.86 feet;
4. South 88°31'12" West, 286.26 feet;
5. North 74°18'01" West, 1063.61 feet;
6. North 00°00'03" West, 1314.58 feet;
7. South 88°46'47" East, 2687.84 feet;
8. South 01°00'38" East, 687.39 feet to the TRUE POINT
OF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO.8 12-471-05 & 06

238538

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

STEWART TITLE OF CC

99 SEP -1 PM 4:43

MARY C. McALISAN
COUNTY RECORDER

FEE 10⁰⁰ PIP. ES

STEWART TITLE
Guaranty Company

DECLARATION OF VALUE

...g Date 9/1/99 Book _____ Page _____ Instrument # 238538

Full Value of Property Interest Conveyed \$ 0
 Less Assumed Liens & Encumbrances - 0
 Taxable Value (NRS 375.010, Section 4) \$ 0
 Real Property Transfer Tax Due \$ 0

If exempt, state reason. NRS 375.090, Section _____ Explain:

*This water rights Deed is recording
 concurrently with the sale of Real Property on
 which transfer tax is being paid. Doc # 238538*

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

 Signature of Declarant

 Name (Please Print)

 Address

 City

 State

 Zip

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

[Signature]
 Signature of Declarant

MINDI S. GATTEN

Name (Please Print)

99071220

Escrow Number

STEWART TITLE OF DOUGLAS COUNTY

Firm Name

PO BOX 1029

Address

MINDEN, NV 89423

City

State

Zip

ES

91071220

A portion of APNs. 12-471-05 and 12-471-06

Escrow No. 99071220

WHEN RECORDED, MAIL TO:

Calvest Associates

1295 67th Street

Emeryville, CA 94608

Attn: Richard Johnson

WATER RIGHTS CORRECTION DEED

THIS INDENTURE, made and entered into this 13th day of March, 2001, by and between **WALKER RIVER LAND CORP.**, a Nevada corporation ("Grantor"), and **CALVEST ASSOCIATES**, a Nevada corporation ("Grantee"), whose address is: 1295 67th Street, Emeryville, CA 94608).

WITNESSETH:

WHEREAS, on August 10, 1999, Grantor executed and delivered to Grantee a Water Rights Deed recorded September 1, 1999, in Official Records of Lyon County, Nevada, as Document No. 238538; and

WHEREAS, the water rights to be conveyed by such Water Rights Deed was erroneously described therein;

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee, and to its heirs and assigns forever, all those certain water rights described in Exhibit "A" appurtenant to that lot, piece or parcel of land situate in the County of Lyon, State of Nevada, described in Exhibit "B" attached hereto and by this reference made a part hereof.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

1.

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-3000

IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed the day and year first above written. Grantee has joined in the execution of this conveyance for the purpose of approving the change in the description of the water rights above described.

WALKER RIVER LAND CORP., a
Nevada corporation

By: Paula McCarthy

Its: Secretary

"Grantor"

CALVEST ASSOCIATES, a Nevada
corporation

By: Richard Johnson

Its: Secretary / Treasurer

"Grantee"

Massachusetts
STATE OF ~~NEVADA~~)
) ss.
COUNTY OF Berkshire)

This instrument was acknowledged before me on 26th of April, 2001, by Paula McCarthy as Secretary of Walker River Land Corp., a Nevada corporation.

Daniel Tamilly
Notary Public
My Commission Expires: February 12, 2004

STATE OF NEVADA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2001, by _____
as _____ of Calvest Associates, a Nevada corporation.

Notary Public
My Commission Expires: _____

SEAL AFFIXED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Contra Costa

ss.

On April 13 2001, before me, Jacquie Case Notary Public

personally appeared Richard Johnson

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

Name(s) of Signer(s)

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Jacquie Case
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Water Rights Correction Deed

Document Date: 4-13-01 Number of Pages: 2

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer

Signer's Name: Richard Johnson

- ☒ Individual
☒ Corporate Officer — Title(s): Secretary/Treasurer
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: Callwest Associates Inc.

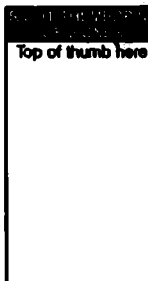


EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 20.40 acres of land with the following priorities:

<u>Priority</u>	<u>Acreage</u>
1867	0.46 acres
1875	1.58 acres
1879	2.04 acres
1885	10.20 acres
1890	2.55 acres
1895	<u>3.57 acres</u>
	20.40 acres

2. The right to irrigate 27.6 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 48 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 48 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.167 cfs from each permit and having a total combined annual duty of 192 acre feet which are appurtenant to that same 48 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

3.

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-3000

268303

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

[Attached]

4.

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-3000

268303

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 23 and that portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B.M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 23, 24 as shown on Record of Survey No. 223861 thence through the following courses;

1. South 01°21'46" West, 463.77 feet;
2. North 90°00'00" West, 675.83 feet;
3. South 61°09'25" West, 801.86 feet;
4. South 88°31'12" West, 286.26 feet;
5. North 74°18'01" West, 1063.61 feet;
6. North 00°00'03" West, 1314.58 feet;
7. South 88°46'47" East, 2687.84 feet;
8. South 01°00'38" East, 687.39 feet to the TRUE POINT OF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO.S 12-471-05 & 06

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN DEED 238538 RECORDED ON 9-1-99 IN LYON COUNTY RECORDS.

268303

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

STEWART TITLE OF *Douglas Co.*

01 NOV -8 PM 3:30

MARY C. MULLIGAN
COUNTY RECORDER

FEE 19.00 (SEE *SD*)

STEWART TITLE
Guaranty Company

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) PTN. 12-471-05
 b) PTN. 12-471-06
 c) _____
 d) _____

2. Type of Property:

- a) XX Vacant Land b) _____ Single Family Res.
 c) _____ Condo/Townhouse d) _____ 2-4 Plex
 e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
 g) _____ Agricultural h) _____ Mobile Home
 i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 268303

Book: _____ Page: _____

Date of Recording: 11/8/01

Notes: _____

3. Total Value/Sales Price of Property:

\$ _____ 0.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value per NRS 375.010, Section 2:

\$ _____ 0.00

Real Property Transfer Tax Due:

\$ _____ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 3b. Explain Reason for Exemption: WATER RIGHTS CORRECTORY DEED. TRANSFER TAX WAS PAID AT TIME OF SALE ON 9/1/99, AS DOCUMENT NO. 238537.

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: [Signature] Capacity: U.P. Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)

Print Name: WALKER RIVER LAND CORP.
 Address: 665 SIMONDS ROAD
 City/State/Zip: WILLIAMSTOWN, MA 01267

BUYER (GRANTEE) INFORMATION
(required)

Print Name: CALVEST ASSOCIATES
 Address: 1295 67TH ST.
 City/State/Zip: EMERYVILLE, CA 94608

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF DOUGLAS COUNTY Escrow No.: 99071220
 Address: 1650 N. LUCERNE
 City/State/Zip: MINDEN, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

A Portion of APNs: 12-471-05 and 12-471-06

✓ WHEN RECORDED, MAIL TO:

Calvest Associates

1295 67th Street

Emeryville, CA 94608

R.P.T.T. \$ ^{#3}~~3~~
paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to CALVEST ASSOCIATES, a Nevada corporation ("Grantee"), whose address is 1295 67th Street, Emeryville, CA 94608, in reference to the following facts and circumstances:

A. On August 10, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on September 1, 1999, as Document No. 238538.

B. On March 13, 2001, Grantor executed a Water Rights Correction Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on November 8, 2001, as Document No. 268303.

C. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 4th day of April, 2002.

WALKER RIVER LAND CORP., a
Nevada corporation

By: 
DAN TROMBLEY
Its: Treasurer

STATE OF Massachusetts)
)ss.
COUNTY OF Berkshire)

This instrument was acknowledged before me on April 4th, 2002, by Dan Trombley,
as Treasurer of Walker River Land Corp., a Nevada corporation.

Catherine m Place
Notary Public
My Commission Expires: Feb 9, 2007



SEAL AFFIXED

EXHIBIT "A"
WATER RIGHTS TO BE CONVEYED

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 20.40 acres of land with the following priorities:

<u>Priority</u>	<u>Acreage</u>
1867	0.46 acres
1875	1.58 acres
1879	2.04 acres
1885	10.20 acres
1890	2.55 acres
1895	<u>3.57 acres</u>
	20.40 acres

2. The right to irrigate 27.6 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 48 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 48 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a prorata share of the diversion rate from each permit and having a total combined annual duty of 192 acre feet which are appurtenant to that same 48 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B"
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 23 and that
portion of the Southeast 1/4 of Section 23, Township 11 North,
Range 26 East, M.D.B.M., in the County of Lyon, State of
Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 23, 24 as shown
on Record of Survey No. 223861 thence through the following
courses;

1. South 01°21'46" West, 463.77 feet;
2. North 90°00'00" West, 675.83 feet;
3. South 61°09'25" West, 801.86 feet;
4. South 88°31'12" West, 286.26 feet;
5. North 74°18'01" West, 1063.61 feet;
6. North 00°00'03" West, 1314.58 feet;
7. South 98°46'47" East, 2687.84 feet;
8. South 01°00'38" East, 687.39 feet to the TRUE POINT
OF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO.S 12-471-05 & 06

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED
PREVIOUSLY IN DEED # 268303 RECORDED ON
November 8, 2001 IN LYON COUNTY RECORDS.

274869

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

Shiel Engineering
02 APR -8 AM 11:05

MARY C. MILLIGAN
COUNTY RECORDER

FEE 17⁰⁰ DEP. MM

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 12-471-058 of (portion)
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☒ Other WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 274869
Book _____ Page: _____
Date of Recording: 4/8/02
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: CORRECTION DEED - DOC # 238530 & 268303

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS.375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature]

Capacity AGENT - GRANTOR

Signature [Signature]

Capacity AGENT - GRANTEE

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: WALKER RIVERLAND CORP.
Address: 665 SIMONS RD.
City: WILLIAMSTOWN
State: MASS Zip: 01267

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: CALVEST ASSOCIATES
Address: 1295 GFM ST.
City: EMERYVILLE
State: CA Zip: 94608

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: GREGORY A. BILLYU Escrow # _____
Address: 500 DANNIE RANCH DRWY SUITE 1056
City: RENO State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**Deed for
Lisa Schirmeister and Joseph W. Johnson**

APN 12-471-79

ESCROW NO. 99071220
WHEN RECORDED, MAIL TO:

Lisa A. Schirmeister
16518 Windsor Avenue
Whittier, CA 90603

R.P.T.T.

None

Exempt #3

Ad on Doc # 239569

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to LISA A. SCHIRMEISTER, an unmarried woman, and JOSEPH W. JOHNSON, an unmarried man, as joint tenants with right of survivorship (whose address is: 16518 Windsor Avenue, Whittier, CA 90603), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this 27 day of September, 1999.

WALKER RIVER LAND CORP., a
Nevada corporation

By: Jerome L. LaLonde
JEROME L. LALONDE
Its: Vice President

STATE OF NEVADA)
COUNTY OF Douglas)ss.

This instrument was acknowledged before me on 9-27, 1999, by Jerome L. LaLonde, as Vice President of Walker River Land Corp., a Nevada corporation.



[Signature]
Notary Public
My Commission Expires: 4-29-01

Hale Lans Peek Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-3000

239570

EXHIBIT "A"**WATER RIGHTS TO BE CONVEYED**

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 23.0 acres of land with the following priorities:

<u>Priority</u>	<u>Acreage</u>
1867	0.50 acres
1875	1.80 acres
1879	2.30 acres
1885	11.50 acres
1890	2.90 acres
1895	<u>4.00 acres</u>
	23.00 acres

2. The right to irrigate 31.0 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 54 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 54 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.1034 cfs from each permit and having a total combined annual duty of 216.0 acre feet which are appurtenant to that same 54 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

3.

239570

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counselors at Law
Reno, Nevada
(775) 327-3000

ODMAVCDOCS\BLS\BND\DOCS\1837651
v211-004410910

September 23, 1999 (4 1/2 pgs)

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 26; Township 11
North, Range 26 East, M.D.B. & M., in the County of Lyon, State
of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 25, 26, as shown
on Record of Survey No. 223861, thence through the following
courses;

1. North 89°27'54" West, 2681.78 feet.
2. North 00°10'17" East, 1316.65 feet,
3. ~~South 89°11'03" East, 2659.27 feet,~~
4. South 00°49'22" East, 1303.95 feet to the
TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-79

239570

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

STEWART TITLE OF

99 SEP 28 PM 3: 56

MARY C. MILLIGAN
COUNTY RECORDER

FEE 10.00 DEP.

STEWART TITLE
Guaranty Company

APN 12-471-79

DECLARATION OF VALUE

Recording Date 9-29-99 Book _____ Page _____ Instrument # 239570Full Value of Property Interest Conveyed \$ noneLess Assumed Liens & Encumbrances . noneTaxable Value (NRS 375.010, Section 4) \$ noneReal Property Transfer Tax Due \$ none

If exempt, state reason. NRS 375.090, Section _____ Exempt #3 . Explain:
 Consideration for water rights was included in the sale of the property,
 which deed is recording concurrently. Doc# 239569

INDIVIDUAL

Under penalty of perjury, I hereby declare that the
 above statements are correct.

Signature of Declarant_____
Name (Please Print)_____
Address_____
City State Zip

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the
 above statements are correct to the best of my
 knowledge based upon the information available to me
 in the documents contained in the escrow file.

JM
 Signature of Declarant

J. Mayo_____
Name (Please Print)99071722_____
Escrow NumberStewart Title of Douglas County_____
Firm Name1650 N. Lucerne_____
AddressMinden, NV 89423_____
City State Zip

Dec

APN: 12-471-79
 WHEN RECORDED, MAIL TO:
 Lisa A. Schirmeister
 Joseph W. Johnson
 16518 Windsor Avenue
 Wittier, CA 90603

R.P.T.T. \$#3
 paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to LISA A. SCHIRMEISTER, an unmarried woman, and JOSEPH W. JOHNSON, an unmarried man, as joint tenants with right of survivorship ("Grantee"), whose address is 16518 Windsor Avenue, Wittier, CA 90603, in reference to the following facts and circumstances:

A. On September 27, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on September 28, 1999, as Document No.239570.

B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 4th day of April, 2002.

**WALKER RIVER LAND CORP., a
 Nevada corporation**

By: 
DAN TROMBLEY
 Its: Treasurer

STATE OF Massachusetts
COUNTY OF Berkshire)ss.

This instrument was acknowledged before me on April 4th, 2002, by Dan Trombley,
as Treasurer of Walker River Land Corp., a Nevada corporation.

Catherine M. Place
Notary Public
My Commission Expires: Feb 9, 2007

SEAL AFFIXED

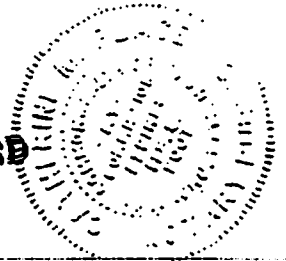


EXHIBIT "A"
WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 23.0 acres of land with the following priorities:

<u>Priority</u>	<u>Acreage</u>
1867	0.50 acres
1875	1.80 acres
1879	2.30 acres
1885	11.50 acres
1890	2.90 acres
1895	<u>4.00 acres</u>
	23.00 acres

2. ~~The right to irrigate 31.0 acres of the Property from the East Walker River designated as~~
"NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 54 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 54 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 with a prorata share of the diversion rate from each permit and having a total combined annual duty of 216.0 acre feet which are appurtenant to that same 54 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 26, Township 11
North, Range 26 East, M.D.B. & M., in the County of Lyon, State
of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 25, 26, as shown
on Record of Survey No. 223861, thence through the following
courses;

1. North 89°27'54" West, 2681.78 feet.
2. North 00°10'17" East, 1316.65 feet,
3. South 89°11'03" East, 2659.27 feet,
4. South 00°49'22" East, 1303.95 feet to the
TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-79

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED
PREVIOUSLY IN DEED # 239570 RECORDED ON
SEPTEMBER 28, 1999 IN LYON COUNTY RECORDS.

274875

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

Thiel Engineering
02 APR -8 AM 11:20

MARY C. MILLIGAN
COUNTY RECORDER

FEE 17⁰⁰ DEP. *ME*

239570

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

STEWART TITLE OF *D.C.*

99 SEP 28 PM 3:56

MARY C. MILLIGAN
COUNTY RECORDER

FEE 10⁰⁰ DEP. *DW*

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 12 - 471 - 79
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☒ Other WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 274875
Book _____ Page: _____
Date of Recording: 4/8/02
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: CORRECTION DEED - DOC # 239570

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS.375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity AGENT - GRANTEE
Signature [Signature] Capacity AGENT - GRANTEE

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: WALKER RIVER LAND CORP.
Address: 665 SIMONS RD.
City: WILLIAMSTOWN
State: MISS Zip: 01267

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: LISA SCHIRMMEISTER & JOSEPH N. JONES
Address: 16618 WINDSOR AVE.
City: WITTIER
State: CA Zip: 90603

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: CAREGORY M. BLYEN Escrow # _____
Address: 500 DAMONTE RANCH PKWY, SUITE 105
City: RENO State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**Deed for
John M. Stitt and Julia T. Stitt**

APN: 12-471-81
Escrow No. 99072095
WHEN RECORDED, MAIL TO:

John Stitt and Julia Stitt
580 W. Central Avenue, Ste. C
Brea, CA 92821

~~S. none/overpage #12~~
R.P.T.T.
As on previous Deed.

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to JOHN M. STITT and JULIA T. STITT, husband and wife, as joint tenants with right of survivorship (whose address is: 580 W. Central Avenue, Suite C, Brea, CA 92821), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

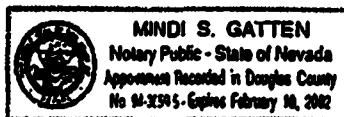
Dated: this 2 ^{November} day of ~~October~~, 1999.

WALKER RIVER LAND CORP., a
Nevada corporation

By: *Jerome J. LaLonde*
JEROME J. LALONDE
Its: Vice President

STATE OF NEVADA)
)ss.
COUNTY OF LYON)

This instrument was acknowledged before me on Nov. 2, 1999, by Jerome J. LaLonde, as Vice President of Walker River Land Corp., a Nevada corporation.



Mindi S. Gatten
Notary Public
My Commission Expires: 2/18/02

1.

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-3000

241167

WATER RIGHTS TO BE CONVEYED

1. A portion of Claim 17 as follows:

Priority	Acreage
1867	0.30 acres
1875	1.00 acres
1879	1.30 acres
1885	6.40 acres
1890	1.60 acres
1895	<u>2.20 acres</u>
	12.80 acres

2. The right to irrigate 17.2 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.
3. Use of a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 30 acres.
4. Use of a portion of the supplemental underground rights under Permit 49278 consisting of a diversion rate of 0.25 cfs and having a duty of 120.0 acre feet per season. Said portion being appurtenant to that same 30 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

EXPRESSLY EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

3.

241167

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-3400

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of LYON, described as follows:

That portion of the Southwest 1/4 of Section 25 and that
portion of the Southeast 1/4 of Section 26, Township 11 North,
Range 26 East, M.D.B. & M., in the County of Lyon, State of
Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 25, 26 as shown
on Record of Survey No. 223861, thence through the following
courses;

1. South 89° 49' 18" East, 1303.55 feet;
2. South 00° 41' 41" West, 1089.17 feet;
3. North 89° 58' 21" West, 2645.12 feet;
4. North 00° 43' 26" East, 1104.49 feet;
5. South 89° 27' 54" East, 1340.89 feet to the TRUE POINT OF
BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-81

241167

CLERK OF RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

STEWART TITLE OF *Deaford*

99 NOV -8 PM 4:41

MARY C. HILLIGAN
COUNTY RECORDER

FEE *10.00* P.P. *711*

STEWART TITLE

Guaranty Company

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

a) 12-471-81
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) XX Vacant Land b) _____ Single Family Res.
 c) _____ Condo/Townhouse d) _____ 2-4 Plex
 e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
 g) _____ Agricultural h) _____ Mobile Home
 i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 241167
 Book: _____ Page: _____
 Date of Recording: 11/8/99
 Notes: _____

3. Total Value/Sales Price of Property

\$ 0.00

Deduct Assumed Liens and/or Encumbrances:

\$ (_____)

Provide recording information: Doc/Instrument No.: _____ Book: _____ Page: _____

Transfer Tax Value per NRS 375.010, Section 2: \$ 0.00

Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: JE

b. Explain Reason for Exemption: WATER RIGHTS DEED INCLUDED IN SALE OF REAL PROPERTY IN WHICH TRANSFER TAX PAID ON PREVIOUS DEED

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: _____
 Print Name: WALKER RIVER LAND CORP.,
 Address: 100 WEST LIBERTY STREET
 City/State/Zip: RENO, NV 89505
 Telephone: _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: John M. Stitt
 Print Name: JOHN M. STITT
 Address: 2025 RANCH HILL DRIVE
 City/State/Zip: LA HABRA HEIGHTS, CA 90631
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF DOUGLAS COUNTY Escrow No.: 99072095

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

APN: 12-471-81

WHEN RECORDED, MAIL TO:

John M. Stitt and Julia Stitt

580 W. Central Avenue, Suite C,

Brea California 92821

R.P.T.T. \$ 3.00
paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to JOHN M. STITT and JULIA T. STITT, husband and wife, as joint tenants with right of survivorship ("Grantee"), whose address is 580 W. Central Avenue, Suite C, Brea California 92821, in reference to the following facts and circumstances:

A. On November 2, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on November 8, 1999, as Document No. 241167.

B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 4th day of April, 2002.

WALKER RIVER LAND CORP., a
Nevada corporation

By: Dan Trombley

DAN TROMBLEY

Its: Treasurer

STATE OF Massachusetts)
)ss.
COUNTY OF Berkshire)

This instrument was acknowledged before me on April 4th, 2002, by Dan Trombley,
as Treasurer of Walker River Land Corp., a Nevada corporation.

Catherine M. Place

Notary Public

My Commission Expires: Feb 9, 2007

SEAL AFFIXED



EXHIBIT "A"
WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. A portion of Claim 17 as follows:

<u>Priority</u>	<u>Acreage</u>
1867	0.30 acres
1875	1.00 acres
1879	1.30 acres
1885	6.40 acres
1890	1.60 acres
1895	<u>2.20 acres</u>
	12.80 acres

The above described water rights may be utilized as historically placed to beneficial use on the Property.

2. The right to irrigate 17.2 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.
3. Use of a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 30 acres.
4. Use of a portion of the supplemental underground rights under Permit 49278 consisting of a prorata share of the diversion rate and having a duty of 120.0 acre feet per season. Said portion being appurtenant to that same 30 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 30 acres, more or less.

EXPRESSLY EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of LYON, described as follows:

That portion of the Southwest 1/4 of Section 25 and that
portion of the Southeast 1/4 of Section 26, Township 11 North,
Range 26 East, M.D.B. & M., in the County of Lyon, State of
Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 25, 26 as shown
on Record of Survey No. 223861, thence through the following
courses;

1. South 89° 49' 18" East, 1303.55 feet;
2. South 00° 41' 41" West, 1089.17 feet;
3. North 89° 58' 21" West, 2645.12 feet;
4. North 00° 43' 26" East, 1104.49 feet;
5. South 89° 27' 54" East, 1340.89 feet to the TRUE POINT OF
BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-81

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED
PREVIOUSLY IN DEED # 241167 RECORDED ON
NOVEMBER 8, 1999 IN LYON COUNTY RECORDS.

274874

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

Shiel Engineering
02 APR -8 AM 11:18

MARY C. HILLIGAN
COUNTY RECORDER

FEE 17⁰⁰ DEP. me

241167

OFFICIAL RECORDS
LYON COUNTY, NEV.

RECORD REQUESTED BY
STEWART TITLE OF *Stewart Title*

99 NOV -8 PM 4:41

MARY C. HILLIGAN
COUNTY RECORDER

FEE _____ DEP. _____

STEWART TITLE
Guaranty Company

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 12-471-81
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☒ Other WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 274874

Book _____ Page: _____

Date of Recording: 4/8/02

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 3

b. Explain Reason for Exemption: CORRECTION DEED - DOC # 241167

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS.375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature]

Capacity AGENT - GRANTOR

Signature [Signature]

Capacity AGENT - GRANTEE

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: WALKER RIVER LAND CORP.

Address: 665 SIMONE RD.

City: WILLIAMSTOWN

State: MASS Zip: 01267

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: JOHN M STITT & JULIA STITT

Address: 580 W. CENTRAL AVE., STE C

City: BREA

State: CA Zip: 92821

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: GREGORY M. BILLEN

Escrow # _____

Address: 500 DANFORTH RANCH PHASE 5, LOT 1056

City: PERMO

State: NO

Zip: 89511

**Deed for
George L'Abbe**

S. Nonc. Exempt #3
R.P.T.T.
Pd on H 24/207

APN: 12-471-74

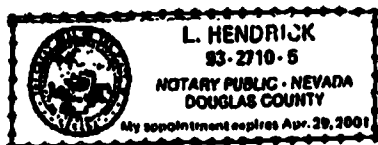
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to GEORGE A. L'ABBE, an unmarried man (whose address is: P. O. Box 20105, Carson City, Nevada 89721), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein by this reference.

Dated: this day of November, 1999.

By: Jerome J. Lalonde
JEROME J. LALONDE
Its: Vice President

STATE OF NEVADA)
COUNTY OF DOUGLAS) ss.
LYON)

This instrument was acknowledged before me on November 8, 1999, by Jerome J. LaLonde, as Vice President of Walker River Land Corp., a Nevada corporation.



[Signature]
Notary Public
My Commission Expires: 4/29/01

1.

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-0000

241208

EXHIBIT "A"**WATER RIGHTS TO BE CONVEYED**

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 25.5 acres of land with the following priorities:

<u>Priority</u>	<u>Acres</u>
1867	0.57 acres
1875	1.98 acres
1879	2.55 acres
1885	12.75 acres
1890	3.19 acres
1895	<u>4.46 acres</u>
	25.50 acres

2. The right to irrigate 34.5 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

The location of the above 60 acres of irrigated land is illustrated in the map attached hereto as Exhibit "A-1".

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 60 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 60 acres, more or less.

The total quantity of water is 240 acre feet annually.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.1149 cfs from each permit and having a total combined annual duty of 240.0 acre feet which are appurtenant to that same 60 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

2.

Hale Lane Peek, Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
TEL: (775) 327-3000

241208

TOGETHER with the right to change the point of diversion and place and manner of use of said water rights.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, and the reversion and the reversions, remainder and remainders, rents, issues and profits thereof.

EXCLUDING THEREFROM, say and all water and water rights from any and all sources over and above those specifically described above.

3.

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-9000

241208

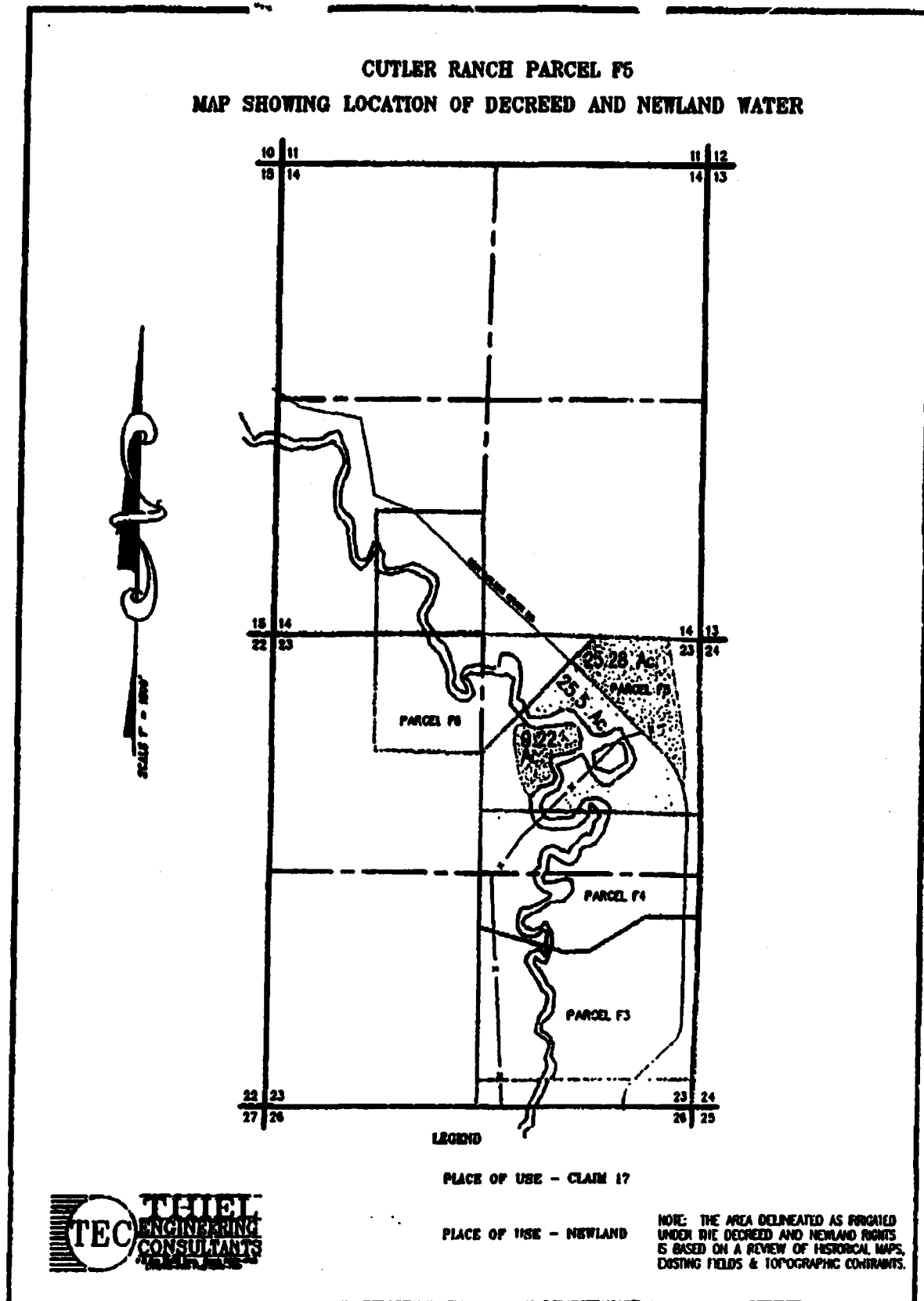


EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

4.

Hale Lane Peek Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-3000

241208

Order No.: 99012011MM

EXHIBIT "F"
TO THE WATER RIGHTS DEED
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of LYON, described as follows:

That portion of the Northeast 1/4 of SEction 23, Township 11
North, Range 26 East, M.D.B. & M., in the County of Lyon, State
of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 13, 14, 23, 24 as
shown on Record of Survey No. 223861, thence through the
following courses;

1. South 01° 00' 38" East, 1958.07 feet;
2. North 88° 46' 47" West, 2687.84 feet;
3. North 00° 00' 03" West, 638.78 feet;
4. North 45° 42' 44" East, 1852.85 feet;
5. South 88° 36' 59" East, 1326.75 feet to the TRUE
POINT OF BEGINNING.

ASSESSOR'S PARCEL NO.

12-471-74

241208

RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF DOUGLAS CO.

99 NOV -9 PM 4:29

HARRY A. HOLLISAN
COUNTY RECORDER

FEE 12⁰⁰ PER ES

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

a) 12-471-74
b) _____
c) _____
d) _____

2. Type of Property:

a) XX Vacant Land b) _____ Single Family Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
g) _____ Agricultural h) _____ Mobile Home
i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 241208

Book: _____ Page: _____

Date of Recording: 11-9-99

Notes: _____

3. Total Value/Sales Price of Property

\$ 0.00

Deduct Assumed Liens and/or Encumbrances:

\$(0.00)

Provide recording information: Doc/Instrument No.: _____ Book: _____ Page: _____

Transfer Tax Value per NRS 375.010, Section 2: \$ 0.00

Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 43

b. Explain Reason for Exemption: Water rights being conveyed concurrently with sale of property. Transfer tax paid through concurrent deed.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: [Signature]
Print Name: WALKER RIVER LAND CORP.
Address: 665 SIMONDS ROAD
City/State/Zip: WILLIAMSTOWN, MA 01267
Telephone: _____
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]
Print Name: GEORGE A. L'ABBE
Address: P. O. BOX 20105
City/State/Zip: CARSON CITY, NV 89721
Telephone: _____
Capacity: _____

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF DOUGLAS COUNTY Escrow No.: 99072112

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

APN: 12-471-74
WHEN RECORDED, MAIL TO:
George L'Abbe
P. O. Box 20105,
Carson City, NV 89721

R.P.T.T. \$30-
paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to GEORGE A. L'ABBE, an unmarried man ("Grantee"), whose address is P. O. Box 20105, Carson City, NV 89721, in reference to the following facts and circumstances:

A. On November 8, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on November 9, 1999, as Document No.241208.

B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 4th day of April, 2002.

**WALKER RIVER LAND CORP., a
Nevada corporation**

By: *Dan Trombley*
DAN TROMBLEY
Its: Treasurer

STATE OF Massachusetts)
)ss.
COUNTY OF Berkshire)

This instrument was acknowledged before me on April 4th, 2002, by Dan Trombley,
as Treasurer of Walker River Land Corp., a Nevada corporation.

Catherine M. Place

Notary Public

My Commission Expires: Feb 9, 2007

SEAL AFFIXED



EXHIBIT "A"
WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 25.5 acres of land with the following priorities:

<u>Priority</u>	<u>Acreage</u>
1867	0.57 acres
1875	1.98 acres
1879	2.55 acres
1885	12.75 acres
1890	3.19 acres
1895	<u>4.46 acres</u>
	25.50 acres

2. The right to irrigate 34.5 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

The location of the above 60 acres of irrigated land is illustrated in the map attached hereto as Exhibit "A-1".

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 60 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 60 acres, more or less.

The total quantity of water is 240 acre feet annually.

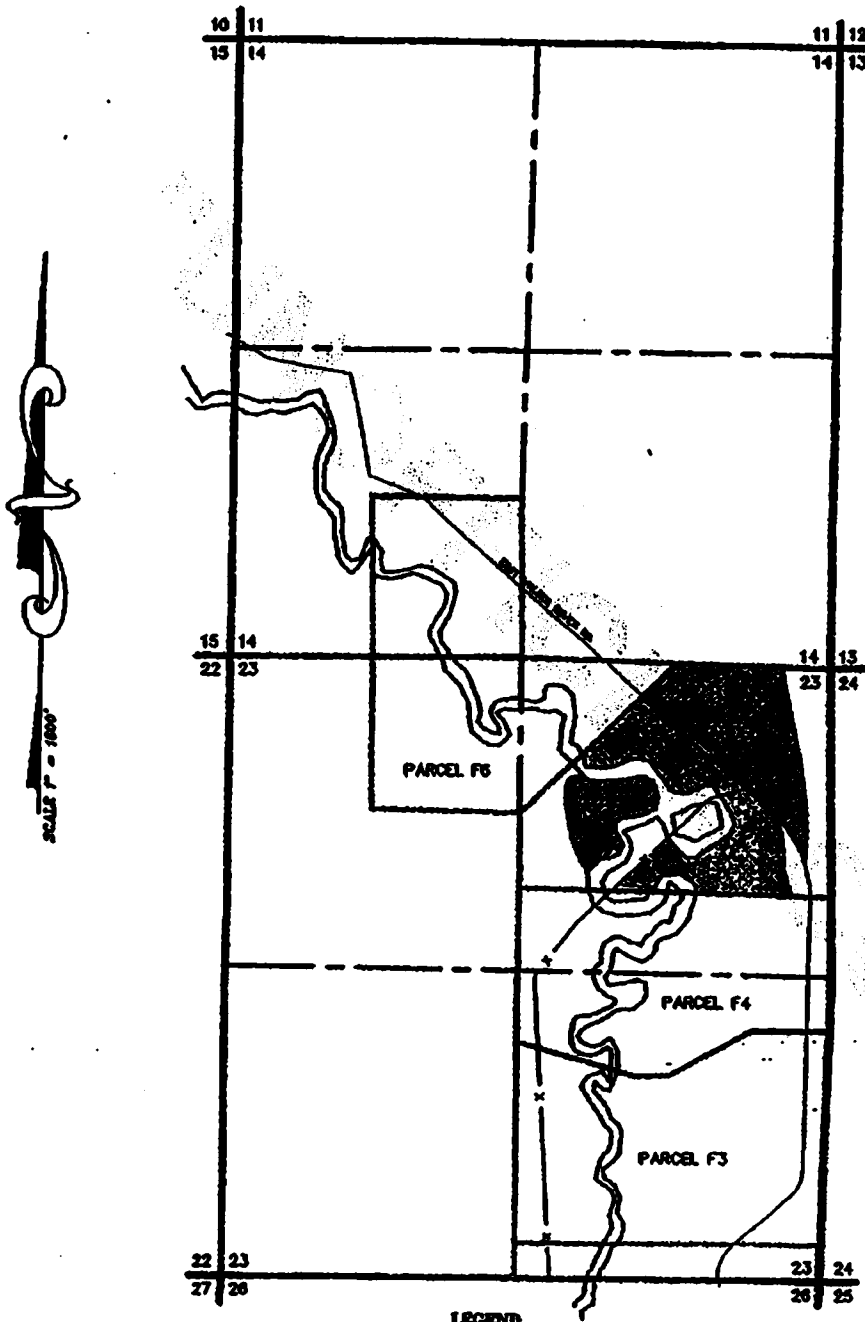
TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a prorata share of the diversion rate from each permit and having a total combined annual duty of 240.0 acre feet which are appurtenant to that same 60 acres of the land irrigated from East Walker River by decreed water rights and NEWLAND water rights above described

TOGETHER with the right to change the point of diversion and place and manner of use of said water rights.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, and the reversion and the reversions, remainder and remainders, rents, issues and profits thereof.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

**CUTLER RANCH PARCEL F5
MAP SHOWING LOCATION OF DECREEED AND NEWLAND WATER**



LEGEND



PLACE OF USE - CLAIM 17



PLACE OF USE - NEWLAND



NOTE: THE AREA DELINEATED AS IRRIGATED
UNDER THE DECREEED AND NEWLAND RIGHTS
IS BASED ON A REVIEW OF HISTORICAL MAPS,
EXISTING FIELDS & TOPOGRAPHIC CONTAMTS.

Order No.: 99012011MM

EXHIBIT "B"
TO THE WATER RIGHTS DEED
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 13, 14, 23, 24 as shown on Record of Survey No. 223861, thence through the following courses:

1. South 01° 00' 38" East, 1958.07 feet;
2. North 88° 46' 47" West, 2687.84 feet;
3. North 00° 00' 03" West, 638.78 feet;
4. North 45° 42' 44" East, 1852.85 feet;
5. South 88° 36' 59" East, 1326.75 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO.

12-471-74

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED
PREVIOUSLY IN DEED # 241208 RECORDED ON
November 9, 1999 IN LYON COUNTY RECORDS.

274872

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORDED REQUESTED BY

Thiel Engineering
02 APR -8 AM 11:14

MARY C. HILLIGAN
COUNTY RECORDER

FEE 19.00 DEP. Mu

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 12-471-74
b) _____
c) _____
d) _____

2. Type of Property:

a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☒ Other WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 274872
Book _____ Page: _____
Date of Recording: 4/8/12
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: CORRECTION DEED - DOC # 241208

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS.375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity AGENT - GRANTOR

Signature [Signature] Capacity AGENT - GRANTEE

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: WALKER RIVER LAND CORP
Address: 666 SIMONS RD.
City: WILLIAMSTOWN
State: NEVADA Zip: 89407

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: GEORGE L'ABBE
Address: P.O. BOX 20105
City: CARSON CITY
State: NV Zip: 89421

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: CAROLYN M. BILLY Escrow # _____
Address: 500 DAMONTE RANCH DRIVEWAY, SUITE 1056
City: RENO State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**Deed for
Lantana Ranch Family Limited Partnership**

RPTT Pdon#248929

APN: 12-471-73

Escrow No. 000700491

WHEN RECORDED, MAIL TO:

Lantana Ranch Family Limited Partnership
140 Geary Street, 10th Floor
San Francisco, CA 94108

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to LANTANA RANCH FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership (whose address is: 140 Geary Street, 10th Floor, San Francisco, CA 94108), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this 6 day of June, 2000.

WALKER RIVER LAND CORP.,
a Nevada corporation

By: Dan Trombley

DAN TROMBLEY

Its: Treasurer

STATE OF Massachusetts)
)ss.
COUNTY OF Berkshire)

This instrument was acknowledged before me on June 6, 2000, by DAN TROMBLEY, as Treasurer of WALKER RIVER LAND CORP., a Nevada corporation.

Catherine m Place
Notary Public
My Commission Expires: February 9, 2007

SEAL AFFIXED

Hale Lane Peck Dennison Howard and Anderson
Attorneys and Counsellors at Law
Reno, Nevada
(775) 327-3000

248930

(Parcel F-6)

EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THE RIGHT TO IRRIGATE, from the East Walker River, 8.5 acres of land consisting of direct and storage rights under CLAIM 17, of that certain decree entitled "UNITED STATES OF AMERICA, PLAINTIFF, VS. WALKER RIVER IRRIGATION DISTRICT, A CORPORATION, ET AL, DEFENDANTS, CASE IN EQUITY C-125. The priorities and acreage of said 8.5 acres is as follows:

1867: 0.20 acres
1875: 0.65 acres
1879: 0.85 acres
1886: 4.25 acres
1890: 1.05 acres
1895: 1.50 acres

INCLUDING those certain surface water rights from the East Walker River appurtenant to the lands being conveyed. Said rights being more particularly described as consisting of rights to irrigate 11.5 acres from the East Walker River designated as "NEWLAND" as administered by the WALKER RIVER IRRIGATION DISTRICT.

TOGETHER WITH the rights to a portion of PERMIT 25017, CERTIFICATE 8860 issued to the Walker River Irrigation District for flood and excess water that may be appurtenant to the 20 acres described above.

THE TOTAL LAND AREA being irrigated by surface water rights from the East Walker River under CLAIM 17, "NEWLAND" and PERMIT 25017, CERTIFICATE 8860 is 20.00 acres, more or less.

ALONG WITH a portion of supplemental underground water rights under PERMITS 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.0363 cfs from each permit and having a total combined duty of 80 acre-feet. Said supplemental underground rights being appurtenant to that same 20 acres of the lands irrigated from the East Walker River by Decreed and "Newland" rights described above.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

248930

EXHIBIT B

July 14, 1999

EXHIBIT

LEGAL DESCRIPTION FOR APN 12-471-03

That portion of the Southwest $\frac{1}{4}$ of Section 14 and North $\frac{1}{2}$ of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the North $\frac{1}{4}$ corner of said Section 23 as shown on Record of Survey No. 223861, thence through the following courses;

1. South $88^{\circ}36'59''$ East, 1326.75 feet;
2. South $45^{\circ}42'44''$ West, 1852.85 feet;
3. North $88^{\circ}41'53''$ West, 1324.66 feet;
4. North $00^{\circ}05'21''$ West, 1327.75 feet;
5. North $00^{\circ}57'08''$ West, 1345.46 feet;
6. South $89^{\circ}17'19''$ East, 1325.83 feet;
7. South $00^{\circ}58'06''$ East, 1361.04 feet to the TRUE POINT OF BEGINNING.

Area = 101.73 +/- acres

The bearing of $N 01^{\circ}00'38'' W$ between the $\frac{1}{4}$ corner of Section 23, 24 and the Section corner common to 13, 14, 23, 24 as shown on Record of Survey No. 223861 was used as the basis of bearings for this description.

248930

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

STEWART TITLE OF DOUGLAS CO.

00 JUN -9 PM 1:07

MARY C. HILLIGAN
COUNTY RECORDER

FEE 9.00 JEP. ES

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

a) 12-471-03
b) _____
c) _____
d) _____

2. Type of Property:

a) _____ Vacant Land b) _____ Single Family Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
g) _____ Agricultural h) _____ Mobile Home
i) Other: WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 248930

Book: _____ Page: _____

Date of Recording: 6-9-00

Notes: _____

3. Total Value/Sales Price of Property:

\$ _____

Deduct Assumed Liens and/or Encumbrances:

\$ 0.00

Provide recording information: Doc/Instrument No.:

Book: _____ Page: _____

Transfer Tax Value per NRS 375.010, Section 2:

\$ 0.00

Real Property Transfer Tax Due:

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: WATER RIGHTS INCLUDED IN SALE OF THE PROPERTY WHICH IS RECORDING CONCURRENTLY

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: _____
Print Name: WALKER RIVER LAND CORP.
Address: 665 SIMONDS ROAD
City/State/Zip: WILLIAMSTOWN, MA 01267
Telephone: _____
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]
Print Name: LANTANA RANCH FAMILY LIMITED
Address: 140 GEARY STREET 10TH FLOOR
City/State/Zip: SAN FRANCISCO, CA. 94108
Telephone: _____
Capacity: _____

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF DOUGLAS COUNTY Escrow No.: 000700497

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

APN: 12-471-73

WHEN RECORDED, MAIL TO:

Lantana Ranch Family Limited Partnership
140 Geary Street, 10th Floor
San Francisco, CA 94108

R.P.T.T. \$ 13 -0-
paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to LANTANA RANCH FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership ("Grantee"), whose address is 140 Geary Street, 10th Floor, San Francisco, CA 94108, in reference to the following facts and circumstances:

A. On June 6, 2000, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on June 9, 2000, as Document No. 248930.

B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 4th day of April, 2002.

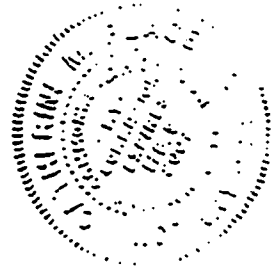
**WALKER RIVER LAND CORP., a
Nevada corporation**

By: 
DAN TROMBLEY
Its: Treasurer

STATE OF Massachusetts)
)ss.
COUNTY OF Suffolk)

This instrument was acknowledged before me on April 4th, 2002, by Dan Trombley,
as Treasurer of Walker River Land Corp., a Nevada corporation.

Catherine M. Place
Notary Public
My Commission Expires: Feb. 9, 2007



SEAL AFFIXED

EXHIBIT A

WATER RIGHTS TO BE CONVEYED

THE RIGHT TO IRRIGATE, from the East Walker River, 8.5 acres of land consisting of direct and storage rights under CLAIM 17, of that certain decree entitled "UNITED STATES OF AMERICA, PLAINTIFF, VS. WALKER RIVER IRRIGATION DISTRICT, A CORPORATION, ET AL, DEFENDANTS, CASE IN EQUITY C-125. The priorities and acreage of said 8.5 acres is as follows:

1867: 0.20 acres
1875: 0.65 acres
1879: 0.85 acres
1885: 4.25 acres
1890: 1.05 acres
1895: 1.50 acres

INCLUDING those certain surface water rights from the East Walker River appurtenant to the lands being conveyed. Said rights being more particularly described as consisting of rights to irrigate 11.5 acres from the East Walker River designated as "NEWLAND" as administered by the WALKER RIVER IRRIGATION DISTRICT.

TOGETHER WITH the rights to a portion of PERMIT 25017, CERTIFICATE 6860 issued to the Walker River Irrigation District for flood and excess water that may be appurtenant to the 20 acres described above.

THE TOTAL LAND AREA being irrigated by surface water rights from the East Walker River under CLAIM 17, "NEWLAND" and PERMIT 25017, CERTIFICATE 6860 is 20.00 acres, more or less.

ALONG WITH a portion of supplemental underground water rights under PERMITS 49274, 49276, 49277 and 49278 consisting of a pro-rata portion of the diversion rate from each permit and having a total combined duty of 80 acre-feet. Said supplemental underground rights being appurtenant to that same 20 acres of the lands irrigated from the East Walker River by Decreed and "Newland" rights described above.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT B

July 14, 1999

EXHIBIT

LEGAL DESCRIPTION FOR APN 12-471-03

That portion of the Southwest $\frac{1}{4}$ of Section 14 and North $\frac{1}{2}$ of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the North $\frac{1}{4}$ corner of said Section 23 as shown on Record of Survey No. 223861, thence through the following courses;

1. South $88^{\circ}36'59''$ East, 1326.75 feet;
2. South $45^{\circ}42'44''$ West, 1852.85 feet;
3. North $88^{\circ}41'53''$ West, 1324.66 feet;
4. North $00^{\circ}05'21''$ West, 1327.75 feet;
5. North $00^{\circ}57'08''$ West, 1345.46 feet;
6. South $89^{\circ}17'19''$ East, 1325.83 feet;
7. South $00^{\circ}58'06''$ East, 1361.04 feet to the TRUE POINT OF BEGINNING.

Area = 101.73 +/- acres

The bearing of N $01^{\circ}00'38''$ W between the $\frac{1}{4}$ corner of Section 23, 24 and the Section corner common to 13, 14, 23, 24 as shown on Record of Survey No. 223861 was used as the basis of bearings for this description.

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED
PREVIOUSLY IN DEED # 248930 RECORDED ON
JUNE 9, 2000 IN LYON COUNTY RECORDS.

274873

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

Thiel Engineering
02 APR -8 AM 11:16

MARY C. HILLIGAN
COUNTY RECORDER

FEE 17⁰⁰ DEP. mk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 12-471-73
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☒ Other WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 274873
Book _____ Page: _____
Date of Recording: 4/8/02
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: CORRECTION DEED - DOC# 248930

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS.375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity AGENT - GRANTOR
Signature [Signature] Capacity AGENT - GRANTEE

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: WYCKE RIVER LAND CORP.
Address: 665 SIMPSON RD.
City: WILLIAMSTOWN
State: MASS Zip: 01267

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: LANTANA RANCH FAMILY LTD. PARTNERSHIP
Address: 140 GEAR ST, 10TH FLOOR
City: SAN FRANCISCO
State: CA. Zip: 94108

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: GREGORY M. BILYER Escrow # _____
Address: 500 DORCHESTER BLVD, SUITE 1056
City: PLEASANTON State: CA Zip: 94511

105

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**Deed for
Mark S. Mahan**

ESCROW NO. 0201700618
WHEN RECORDED, MAIL TO:

Mark S. Mahan
P. O. Box 278
Colleyville, TX. 76034

APN: 12-471-13 through 12-471-34; 12-471-36; 12-471-37; 12-471-38; 12-471-40; 12-471-41;
12-471-42; 12-471-44; 12-471-45; 12-471-49; 12-471-51; 12-471-52; 12-471-53; 12-471-55;
12-471-56; 12-471-58; 12-471-60; 12-471-61; 12-471-62; 12-471-80; 12-471-82 through 12-471-93
RPTT PD ON DOC # 273004

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby **acknowledged**,
WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT,
BARGAIN and SELL to MARK S. MAHAN, an unmarried man (whose address is:
_____), those certain waters and water rights described
in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real
property described in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its
successors and assigns forever.

Dated: this 25th day of February, 2002.

WALKER RIVER LAND CORP., a
Nevada corporation

By: *Daniel Trombley*
DANIEL TROMBLEY
Its: Treasurer

STATE OF MASSACHUSETTS)
)ss.
COUNTY OF BERKSHIRE)

This instrument was acknowledged before me on 25th February, 2002, by Daniel
Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Catherine M. Place
Notary Public
My Commission Expires: Feb 9, 2007

SEAL AFFIXED

273005

EXHIBIT "A"
TO WATER RIGHTS DEED
WATER RIGHTS TO BE CONVEYED - LOT F-2

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto, (Property) pursuant to Claims 17 & 133 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity Document C-125 and consisting of the following:

PARCEL B:

Claim 133	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1862	0.813	50.8	4.2768		
	1865	0.325	20.3			
	1690	0.488	30.5		0.954	28.99
	Newland		<u>280.4</u>		2.059	<u>577.40</u>
	Totals:	1.626	382.0			606.39

Claim 17	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1867	0.0088	0.55	4.2768		
	1875	0.0304	1.90		0.2534	0.480
	1879	0.0400	2.50		0.6970	1.740
	1885	0.1976	12.35		0.9187	11.350
	1890	0.0496	3.10		0.9504	2.950
	1895	0.0688	4.30		0.0138	4.360
			<u>33.30</u>		2.0592	<u>68.570</u>
		0.3864	57.45			89.450

PARCEL C:

Claim 133	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1862	0.4528	28.30	4.2768		
	1865	0.1808	11.30			
	1690	0.2720	17.00		0.9504	16.16
	Newland		<u>156.40</u>		2.0592	<u>322.06</u>
	Totals:	0.9056	213.00			338.22

Claim 17	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1867	0.0328	2.05	4.2768		
	1875	0.1120	7.00		0.2534	1.77
	1879	0.1440	9.00		0.6970	6.27
	1885	0.7248	45.30		0.9187	41.62
	1890	0.1824	11.40		0.9504	10.83
	1895	0.2536	15.85		1.0138	16.07
			<u>122.40</u>		2.0592	<u>252.05</u>
		1.4168	213.00			328.61

PARCEL D:

Claim 133	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1862	0.9000	56.25	4.2768		
	1865	0.3600	22.50			
	1690	0.5400	33.75		0.9504	32.08
	Newland		<u>310.50</u>		2.0592	<u>639.38</u>
	Totals:	1.8000	423.00			671.46

PARCEL E:

Claim 133	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1862	0.6424	40.15	4.2768		
	1865	0.2568	16.05			
	1690	0.3856	24.10		0.9504	22.90
	Newland		<u>181.70</u>		2.0592	<u>374.16</u>
	Totals:	1.2848	262.00			397.06

Claim 17	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1867	0.0520	3.25	4.2768		
	1875	0.1784	11.15		0.2534	2.83
	1879	0.2304	14.40		0.6970	10.04
	1885	1.1512	71.95		0.9187	66.10
	1890	0.2880	18.00		0.9504	17.11
	1895	0.4024	25.15		1.0138	25.50
			<u>194.10</u>		2.0592	<u>399.69</u>
		2.2504	338.00			521.26

The total acreage irrigated listed above is not to exceed 1889 acres.

ALONG WITH a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to the above described 1889 acres.

Together with a portion of the supplemental underground water rights under Permits 49274, 49276, 49277 and 49278 consisting of a pro-rata portion of the diversion rate of each permit and having a total combined duty of 7556 acre-feet per season. Said underground water rights are appurtenant to that same 1889 acres of land irrigated from the East Walker River by the surface sources described above.

Excluding therefrom, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B"
TO WATER RIGHTS DEED
PROPERTY LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of LYON, described as follows:

The land referred to herein is situated in the State of Nevada,
County of LYON, described as follows:

PARCEL 1: NW 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-13

PARCEL 2 : SW 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-14

PARCEL 3 : NW 1/4 of SW 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-15

PARCEL 4 : SW 1/4 of SW 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-16

PARCEL 5 : SW 1/4 of SE 1/4 of Section 25, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-17

PARCEL 6 : SE 1/4 of SW 1/4 of Section 25, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-18

PARCEL 7 : SE 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.
: E 1/2 of SW 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-19

PARCEL 8 : NE 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E.,
Continued on next page

-1-

M.D.B. & M.
: W 1/2 of NE 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-20

PARCEL 9 : W 1/2 of SE 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-21

PARCEL 10 : NE 1/4 of NE 1/4 (LOT 1) of Section 1, T 10 N., R
26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-22

PARCEL 11: E 1/2 of NE 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-23

PARCEL 12: E 1/2 of SE 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-24

PARCEL 13: NW 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-25

PARCEL 14: SW 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-26

PARCEL 15: NW 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-27

PARCEL 16: SW 1/4 of NW 1/4 of Section 31, T 11 N., R 27 E.,
M.D.B. & M.

Continued on next page

Assessor's Parcel No. 12-471-28

PARCEL 17: SW 1/4 (LOTS 3,4,5) of Section 31, T 11 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-29

PARCEL 18: SE 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-30

PARCEL 19: NE 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-31

PARCEL 20: SE 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-32

PARCEL 21: NE 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.
W 1/2 of NE 1/4 (LOTS 2,3) of Section 6, T 10 N.,
R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-33

PARCEL 22: NW 1/4 of SE 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-34

PARCEL 23: NW 1/4 of NE 1/4 of Section 7, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-36

PARCEL 24: E 1/2 of NE 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-37

PARCEL 25: NE 1/4 of SE 1/4 of Section 6, T 10 N., R 27 E.,
Continued on next page

M.D.B. & M.

Assessor's Parcel No. 12-471-38

PARCEL 26: SE 1/4 of NE 1/4 of Section 7, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-40

PARCEL 27: NE 1/4 of SE 1/4 (LOT 5) of Section 7, T 10 N., R
27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-41

PARCEL 28: NW 1/4 of SW 1/4 of Section 5, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-42

PARCEL 29: SW 1/4 of NW 1/4 of Section 8, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-44

PARCEL 30: W 1/2 of SW 1/4 of Section 8, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-45

PARCEL 31: SE 1/4 of NW 1/4 of Section 8, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-49

PARCEL 32: SE 1/4 of NW 1/4 of Section 17, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-51

PARCEL 33: NW 1/4 of NE 1/4 of Section 8, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-52

Continued on next page

PARCEL 34: SW 1/4 of NE 1/4 of Section 8, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-53

PARCEL 35: NW 1/4 of SE 1/4 of Section 17, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-55

PARCEL 36: SW 1/4 of SE 1/4 of Section 17, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-56

PARCEL 37: SW 1/4 of SW 1/4 of Section 9, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-58

PARCEL 38: SW 1/4 of NW 1/4 of Section 16, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-60

PARCEL 39: NW 1/4 of SW 1/4 of Section 16, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-61

PARCEL 40: NE 1/4 of SW 1/4 of Section 16, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-62

PARCEL 41: That portion of the Southeast 1/4 of Section 26, T
11 N.,
R 26 E., M.D.B. & M. in the County of Lyon, State of
Nevada, being more particularly described as follows:

Beginning at the Section corner common to 25, 26, 35,
& 36 as shown on Record of Survey No. 22361, thence
through the following courses:

1. North 89°29'06" west, 1315.26 feet;
2. North 00°43'26" East, 1553.45 feet;

Continued on next page

3. South 89°58'21" East, 1330.44 feet;
4. South 01°16'35" West, 1564.90 feet to the
TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-80

PARCEL 42:

That portion of the Southwest 1/4 of Section 25, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 25, 26, 35, 36 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 01°16'35" East, 1564.90 feet;
2. South 89°58'21" East, 1314.67 feet;
3. South 00°41'41" West, 236.02 feet;
4. South 00°41'41" West, 1325.19 feet;
5. South 89°52'47" West, 1330.60 feet to the
TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-82

PARCEL 43:

That portion of the SE 1/4 of Section 6, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the Section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 87°37'13" West along said section line
2651.26 feet to the 1/4 corner of said section;
2. North 00°09'07" West, 1351.71 feet;
3. South 87°37'02" East, 2648.56 feet;
4. South 00°16'00" East, 1351.68 feet;

Assessor's Parcel No. 12-471-83

PARCEL 44:

That portion of the NE 1/4 of section 7 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly

Continued on next page

described as follows:

Beginning at the section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 55°28'51" East, 643.64 feet;
2. North 63°27'29" East, 575.43 feet;
3. South 31°42'47" East, 389.18 feet;
4. North 76°48'16" East, 84.72 feet;
5. South 01°15'49" East, 969.32 feet;
6. North 88°26'55" West, 1318.73 feet;
7. North 87°43'49" West, 1324.85 feet;
8. North 01°31'14" West, 1355.78 feet;
9. South 87°37'13" East, 1325.63 feet to the
TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-84

PARCEL 45:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 00°16'00" West, 1351.68 feet;
2. South 87°33'24" East, 1325.29 feet;
3. South 00°16'09" East, 1714.62;
4. South 76°48'16" West, 84.72 feet;
5. North 31°42'47" West, 389.18 feet;
6. South 63°27'29" West, 575.43 feet;
7. North 55°28'51" West, 643.64 feet to the
TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-85

PARCEL 46:

That portion of the NW 1/4 of section 17, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, state of Nevada, more particularly described as follows:

Continued on next page

Beginning at a brass cap marking the North West corner of said section 17 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 89°58'28" East, 2601.33 feet to the 1/4 corner of said section 17;
2. South 00°15'26" East, 1324.13 feet;
3. North 89°54'14" West, 2607.24 feet;
4. North 00°00'05" West, 1320.92 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-86

PARCEL 47:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the South 1/4 corner of said section 5 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 76°48'46" West, 1351.76 feet;
2. North 00°16'09" West, 1714.62 feet;
3. South 87°33'24" East, 1325.29 feet;
4. South 00°16'18" East, 1349.65 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-87

PARCEL 48:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the South 1/4 corner of said section 5 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 01°01'32" East, 1313.38 feet;
2. North 88°26'55" West, 1318.73 feet;
3. North 01°15'49" West, 969.32 feet;
4. North 76°48'46" East, 1351.76 feet to the

Continued on next page

TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-88

PARCEL 49:

That portion of the SW 1/4 and that portion of the SE 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the South 1/4 corner of said section 8 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 89°58'28" West, 1300.66 feet;
2. North 01°16'07" West, 2689.17 feet;
3. South 89°18'18" East, 2628.15 feet;
4. South 00°41'36" East, 2657.89 feet;
5. North 89°58'44" West, 1299.92 feet to the

TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-89

PARCEL 50:

Portions of the W 1/2 of section 17, the SW 1/4 of section 16, the NE 1/4 of section 20, the NW 1/4 of section 21, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner of section 8, 17 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 89°58'44" East, 1299.92 feet;
2. South 00°28'15" East, 1325.82 feet;
3. North 89°58'36" East, 1304.84 feet;
4. South 00°41'03" East, 1330.20 feet to a brass cap marking 1/4 corner of section 16 and 17;
5. South 00°42'04" East, 1326.77 feet;
6. North 89°52'26" East, 1319.21 feet;
7. South 00°40'09" East, 1326.05 feet to the south line of section 16;
8. North 89°50'35" East, 539.12 feet;
9. South 31°16'32" East, 116.52 feet;
10. South 61°51'05" West, 2810.78 feet;

Continued on next page

11. North 28°08'55" West, 1610.59 feet to a 5/8" rebar and cap per Record of survey 223861;
12. North 00°28'44" West, 2657.63 feet;
13. North 89°50'02" West, 1309.83 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
14. North 00°15'26" West, 2648.27 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-90

PARCEL 51:

That portion of the SE 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the section corner common to 8, 9, 16, 17 as shown of Record of Survey No. 223861, thence through the following courses;

1. North 89°58'44" West, 1299.92 feet;
2. North 00°41'36" West, 2657.89 feet;
3. South 89°18'18" East, 1315.71 feet to the 1/4 corner common to 8 and 9;
4. South 00°21'25" East, 2642.27 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-91

PARCEL 52:

That portion of the NE 1/4 of section 17 and that portion of the NW 1/4 of section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the section corner common to 8, 9, 16, 17 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 89°49'00" East, 1321.03 feet;
2. South 00°39'38" East, 1328.54 feet;
3. South 89°58'36" West, 2625.37 feet;
4. North 00°28'15" West, 1325.82 feet;
5. South 89°58'44" East, 1299.92 feet to the TRUE POINT OF BEGINNING.

Continued on next page

Assessor's Parcel No. 12-471-92

PARCEL 53:

That portion of the SW 1/4 and that portion of the SE 1/4 of section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the South 1/4 corner of section 16 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 89°50'35" West, 280.58 feet;
2. North 00°00'00" East, 203.47 feet to the beginning of a tangent curve concave southwesterly having a radius of 975.00 feet;
3. Northwesterly along said curve 572.73 feet through a central angle of 33°39'24";
4. North 33°39'24" West, 301.46 feet;
5. South 54°50'18" West, 94.13 feet;
6. North 82°08'17" West, 104.51 feet;
7. South 49°25'19" West, 77.33 feet;
8. South 45°06'58" East, 574.93 feet;
9. South 10°00'55" West, 40.19 feet;
10. South 49°02'56" West, 101.05 feet;
11. South 07°53'10" West, 64.64 feet;
12. South 60°38'16" West, 93.97 feet;
13. South 46°43'25" West, 292.70 feet;
14. South 31°16'32" East, 97.84 feet;
15. South 89°50'35" West, 539.12 feet;
16. North 00°40'09" West, 1326.05 feet;
17. North 89°52'26" East, 1319.21 feet;
18. North 89°52'08" East, 1320.76 feet;
19. South 00°33'06" East, 1324.49 feet;
20. South 89°49'59" West, 1318.78 feet;

Assessor's Parcel No. 12-471-93

All of the above are as shown on the BLM Master Plats and are subject to variation in size according to section size and configuration.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HERBIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 9, 2000, AS FILE NO. 248929, RECORDED IN THE OFFICIAL RECORDS

Continued on next page

OF LYON COUNTY, STATE OF NEVADA."

ASSESSOR PARCEL NO.'S 12-471-13 TO 34, 36, 37, 38, 40, 41, 42,
44, 45, 49, 51, 52, 53, 55, 56, 58, 60, 61, 62, 80, 82 THRU 93

-12-

273005

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

STEWART TITLE OF Douglas Co.

02 FEB 28 PM 1: 24

MARY C. HILLIGAN
COUNTY RECORDER

FEE 28⁰⁰ DEP. SW

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) APN 12-471-13
b) 12-471-14 TO 34, 36, 37, 38, 40, 41, 42, 44, 45,
c) 12-471-49, 51, 53, 55, 56, 58, 60, 61, 62,
d) 80, 82 THRU 93

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Family Res.
c) ☐ Condo/Townhouse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) Other: WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 273005

Book: 44, 45, Page: 62,

Date of Recording: 2-28-02

Notes: _____

3. Total Value/Sales Price of Property:

\$ _____

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 0.00

Real Property Transfer Tax Due:

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 3

b. Explain Reason for Exemption: WATER RIGHT ONLY (TRANSFER TAX PAID THROUGH DEED RECORDED CONCURRENTLY) # 273004

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.130, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: Stewart Title Capacity: Seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)

Print Name: WALKER RIVER LAND CORP.

Address: 665 SIMONDS ROAD

City/State/Zip: WILLIAMSTOWN, MA 01267

BUYER (GRANTEE) INFORMATION

(required)

Print Name: MARK S. MAHAN

Address: P. O. BOX 278

City/State/Zip: COLLEYVILLE, TX 76034

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF DOUGLAS COUNTY Escrow No.: 020700618

Address: 1650 N. LUCERNE

City/State/Zip: MINDEN, NV. 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

WHEN RECORDED, MAIL TO:

R.P.T.T. \$ -0- # 3
Paid on prior deed

Mark S. Mahan
P. O. Box 278
Colleyville, TX 76034

APN: 12-471-13 through 12-471-34; 12-471-36; 12-471-37; 12-471-38; 12-471-40; 12-471-41;
12-471-42; 12-471-44; 12-471-45; 12-471-49; 12-471-51; 12-471-52; 12-471-53; 12-471-55;
12-471-56; 12-471-58; 12-471-60; 12-471-61; 12-471-62; 12-471-80; 12-471-82 through 12-471-93

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to MARK S. MAHAN, an unmarried man ("Grantee"), whose address is P. O. Box 278, Colleyville, TX 76034, in reference to the following facts and circumstances:

A. On February 25, 2002, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on February 28, 2002, as Document No. 273005.

B. The water rights description attached thereto was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 5th day of April, 2002.

WALKER RIVER LAND CORP., a
Nevada corporation

By: 
DAN TROMBLEY
Its: Treasurer

STATE OF Massachusetts)
)ss.
COUNTY OF Berkshire)

This instrument was acknowledged before me on April 5th, 2002, by Dan Trombley,
as Treasurer of Walker River Land Corp., a Nevada corporation.

Catherine M Place
Notary Public
My Commission Expires: Feb 9, 2007

SEAL AFFIXED

EXHIBIT "A"
WATER RIGHTS

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto, (Property) pursuant to Claims 17 & 133 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity Document C-125 and consisting of the following:

Surface Water Rights - Parcel B

Claim 133

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required Per Acre	Total
1862	0.8128	50.80	4.2768			
1865	0.3248	20.30				
1890	0.4880	30.50		30	0.9504	28.99
Newland		280.40		65	2.0592	577.40
Totals	1.6256	382.00				606.39

Claim 17

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required Per Acre	Total
1867	0.0088	0.55	4.2768			
1875	0.0304	1.90		8	0.2534	0.48
1879	0.0400	2.50		22	0.6970	1.74
1885	0.1976	12.35		29	0.9187	11.35
1890	0.0496	3.10		30	0.9504	2.95
1895	0.0688	4.30		32	1.0138	4.36
Newland		33.30		65	2.0592	68.57
Totals	0.3952	58.00				89.45

Surface Water Rights - Parcel C

Claim 133

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required Per Acre	Total
1862	0.4528	28.30	4.2768			
1865	0.1808	11.30				
1890	0.2720	17.00		30	0.9504	16.16
Newland		156.40		65	2.0592	322.06
Totals	0.9056	213.00				338.22

Claim 17

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required Per Acre	Total
1867	0.0328	2.05	4.2768			
1875	0.1120	7.00		8	0.2534	1.77
1879	0.1440	9.00		22	0.6970	6.27
1885	0.7248	45.30		29	0.9187	41.62
1890	0.1824	11.40		30	0.9504	10.83
1895	0.2536	15.85		32	1.0138	16.07
Newland		122.40		65	2.0592	252.05
Totals	1.4496	213.00				328.61

EXHIBIT "A"
WATER RIGHTS

Surface Water Rights - Parcel D

Claim 133

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required Per Acre	Total
1862	0.9000	56.25	4.2768			
1865	0.3600	22.50				
1890	0.5400	33.75		30	0.9504	32.08
Newland		310.50		65	2.0592	639.38
Totals	1.8000	423.00				671.46

Surface Water Rights - Parcel E

Claim 133

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required Per Acre	Total
1862	0.6424	40.15	4.2768			
1865	0.2568	16.05				
1890	0.3856	24.10		30	0.9504	22.90
Newland		181.70		65	2.0592	374.16
Totals	1.2848	262.00				397.06

Claim 17

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required Per Acre	Total
1867	0.0520	3.25	4.2768			
1875	0.1784	11.15		8	0.2534	2.83
1879	0.2304	14.40		22	0.6970	10.04
1885	1.1512	71.95		29	0.9187	66.10
1890	0.2880	18.00		30	0.9504	17.11
1895	0.4024	25.15		32	1.0138	25.50
Newland		194.10		65	2.0592	399.69
Totals	2.3024	338.00				521.26

The total acreage irrigated listed above is not to exceed 1889 acres.

ALONG WITH a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to the above described 1889 acres.

Together with a portion of the supplemental underground water rights under Permits 49274, 49276, 49277 and 49278 consisting of a pro-rata portion of the diversion rate of each permit and having a total combined duty of 7556 acre-feet per season. Said underground water rights are appurtenant to that same 1889 acres of land irrigated from the East Walker River by the surface sources described above.

Excluding therefrom, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B"
TO WATER RIGHTS DEED
PROPERTY LEGAL DESCRIPTION

Metes and bounds description prepared by Stewart Title of Douglas County, 1650 N. Lucerne, Minden, NV 89423, as shown on preliminary title report, Order No. 02010063MM, dated as of January 14, 2002, at 7:30 a.m.

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL 1: NW 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-13

PARCEL 2 : SW 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-14

PARCEL 3 : NW 1/4 of SW 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-15

PARCEL 4 : SW 1/4 of SW 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-16

PARCEL 5 : SW 1/4 of SE 1/4 of Section 25, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-17

PARCEL 6 : SE 1/4 of SW 1/4 of Section 25, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-18

PARCEL 7 : SE 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.
: E 1/2 of SW 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-19

PARCEL 8 : NE 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E.,
Continued on next page

M.D.B. & M.
: W 1/2 of NE 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-20

PARCEL 9 : W 1/2 of SE 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-21

PARCEL 10 : NE 1/4 of NE 1/4 (LOT 1) of Section 1, T 10 N., R
26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-22

PARCEL 11: E 1/2 of NE 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-23

PARCEL 12: E 1/2 of SE 1/4 of Section 36, T 11 N., R 26 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-24

PARCEL 13: NW 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-25

PARCEL 14: SW 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-26

PARCEL 15: NW 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-27

PARCEL 16: SW 1/4 of NW 1/4 of Section 31, T 11 N., R 27 E.,
M.D.B. & M.

Continued on next page

Assessor's Parcel No. 12-471-28

PARCEL 17: SW 1/4 (LOTS 3,4,5) of Section 31, T 11 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-29

PARCEL 18: SE 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-30

PARCEL 19: NE 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-31

PARCEL 20: SE 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-32

PARCEL 21: NE 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.
W 1/2 of NE 1/4 (LOTS 2,3) of Section 6, T 10 N.,
R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-33

PARCEL 22: NW 1/4 of SE 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-34

PARCEL 23: NW 1/4 of NE 1/4 of Section 7, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-36

PARCEL 24: E 1/2 of NE 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-37

PARCEL 25: NE 1/4 of SE 1/4 of Section 6, T 10 N., R 27 E.,
Continued on next page

M.D.B. & M.

Assessor's Parcel No. 12-471-38

PARCEL 26: SE 1/4 of NE 1/4 of Section 7, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-40

PARCEL 27: NE 1/4 of SE 1/4 (LOT 5) of Section 7, T 10 N., R 27 E.,

M.D.B. & M.

Assessor's Parcel No. 12-471-41

PARCEL 28: NW 1/4 of SW 1/4 of Section 5, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-42

PARCEL 29: SW 1/4 of NW 1/4 of Section 8, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-44

PARCEL 30: W 1/2 of SW 1/4 of Section 8, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-45

PARCEL 31: SE 1/4 of NW 1/4 of Section 8, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-49

PARCEL 32: SE 1/4 of NW 1/4 of Section 17, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-51

PARCEL 33: NW 1/4 of NE 1/4 of Section 8, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-52

Continued on next page

PARCEL 34: SW 1/4 of NE 1/4 of Section 8, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-53

PARCEL 35: NW 1/4 of SE 1/4 of Section 17, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-55

PARCEL 36: SW 1/4 of SE 1/4 of Section 17, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-56

PARCEL 37: SW 1/4 of SW 1/4 of Section 9, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-58

PARCEL 38: SW 1/4 of NW 1/4 of Section 16, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-60

PARCEL 39: NW 1/4 of SW 1/4 of Section 16, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-61

PARCEL 40: NE 1/4 of SW 1/4 of Section 16, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-62

PARCEL 41: That portion of the Southeast 1/4 of Section 26, T
11 N.,

R 26 E., M.D.B. & M. in the County of Lyon, State of
Nevada, being more particularly described as follows:

Beginning at the Section corner common to 25, 26, 35,
& 36 as shown on Record of Survey No. 22361, thence
through the following courses:

1. North 89°29'06" west, 1315.26 feet;
2. North 00°43'26" East, 1553.45 feet;

Continued on next page

3. South 89°58'21" East, 1330.44 feet;
4. South 01°16'35" West, 1564.90 feet to the
TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-80

PARCEL 42:

That portion of the Southwest 1/4 of Section 25, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 25, 26, 35, 36 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 01°16'35" East, 1564.90 feet;
2. South 89°58'21" East, 1314.67 feet;
3. South 00°41'41" West, 236.02 feet;
4. South 00°41'41" West, 1325.19 feet;
5. South 89°52'47" West, 1330.60 feet to the
TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-82

PARCEL 43:

That portion of the SE 1/4 of Section 6, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the Section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 87°37'13" West along said section line
2651.26 feet to the 1/4 corner of said section;
2. North 00°09'07" West, 1351.71 feet;
3. South 87°37'02" East, 2648.56 feet;
4. South 00°16'00" East, 1351.68 feet;

Assessor's Parcel No. 12-471-83

PARCEL 44:

That portion of the NE 1/4 of section 7 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly

Continued on next page

described as follows:

Beginning at the section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 55°28'51" East, 643.64 feet;
2. North 63°27'29" East, 575.43 feet;
3. South 31°42'47" East, 389.18 feet;
4. North 76°48'16" East, 84.72 feet;
5. South 01°15'49" East, 969.32 feet;
6. North 88°26'55" West, 1318.73 feet;
7. North 87°43'49" West, 1324.85 feet;
8. North 01°31'14" West, 1355.78 feet;
9. South 87°37'13" East, 1325.63 feet to the
TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-84

PARCEL 45:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 00°16'00" West, 1351.68 feet;
2. South 87°33'24" East, 1325.29 feet;
3. South 00°16'09" East, 1714.62;
4. South 76°48'16" West, 84.72 feet;
5. North 31°42'47" West, 389.18 feet;
6. South 63°27'29" West, 575.43 feet;
7. North 55°28'51" West, 643.64 feet to the
TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-85

PARCEL 46:

That portion of the NW 1/4 of section 17, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, state of Nevada, more particularly described as follows:

Continued on next page

Beginning at a brass cap marking the North West corner of said section 17 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 89°58'28" East, 2601.33 feet to the 1/4 corner of said section 17;
2. South 00°15'26" East, 1324.13 feet;
3. North 89°54'14" West, 2607.24 feet;
4. North 00°00'05" West, 1320.92 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-86

PARCEL 47:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the South 1/4 corner of said section 5 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 76°48'46" West, 1351.76 feet;
2. North 00°16'09" West, 1714.62 feet;
3. South 87°33'24" East, 1325.29 feet;
4. South 00°16'18" East, 1349.65 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-87

PARCEL 48:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the South 1/4 corner of said section 5 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 01°01'32" East, 1313.38 feet;
 2. North 88°26'55" West, 1318.73 feet;
 3. North 01°15'49" West, 969.32 feet;
 4. North 76°48'46" East, 1351.76 feet to the
- Continued on next page

TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-88

PARCEL 49:

That portion of the SW 1/4 and that portion of the SE 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the South 1/4 corner of said section 8 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 89°58'28" West, 1300.66 feet;
2. North 01°16'07" West, 2689.17 feet;
3. South 89°18'18" East, 2628.15 feet;
4. South 00°41'36" East, 2657.89 feet;
5. North 89°58'44" West, 1299.92 feet to the

TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-89

PARCEL 50:

Portions of the W 1/2 of section 17, the SW 1/4 of section 16, the NE 1/4 of section 20, the NW 1/4 of section 21, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner of section 8, 17 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 89°58'44" East, 1299.92 feet;
2. South 00°28'15" East, 1325.82 feet;
3. North 89°58'36" East, 1304.84 feet;
4. South 00°41'03" East, 1330.20 feet to a brass cap marking 1/4 corner of section 16 and 17;
5. South 00°42'04" East, 1326.77 feet;
6. North 89°52'26" East, 1319.21 feet;
7. South 00°40'09" East, 1326.05 feet to the south line of section 16;
8. North 89°50'35" East, 539.12 feet;
9. South 31°16'32" East, 116.52 feet;
10. South 61°51'05" West, 2810.78 feet;

Continued on next page

11. North 28°08'55" West, 1610.59 feet to a 5/8" rebar and cap per Record of survey 223861;
12. North 00°28'44" West, 2657.63 feet;
13. North 89°50'02" West, 1309.83 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
14. North 00°15'26" West, 2648.27 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-90

PARCEL 51:

That portion of the SE 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the section corner common to 8, 9, 16, 17 as shown of Record of Survey No. 223861, thence through the following courses;

1. North 89°58'44" West, 1299.92 feet;
2. North 00°41'36" West, 2657.89 feet;
3. South 89°18'18" East, 1315.71 feet to the 1/4 corner common to 8 and 9;
4. South 00°21'25" East, 2642.27 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-91

PARCEL 52:

That portion of the NE 1/4 of section 17 and that portion of the NW 1/4 of section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the section corner common to 8, 9, 16, 17 as shown on Record of Survey No. 223861, thence through the following courses;

1. North 89°49'00" East, 1321.03 feet;
2. South 00°39'38" East, 1328.54 feet;
3. South 89°58'36" West, 2625.37 feet;
4. North 00°28'15" West, 1325.82 feet;
5. South 89°58'44" East, 1299.92 feet to the TRUE POINT OF BEGINNING.

Continued on next page

Assessor's Parcel No. 12-471-92

PARCEL 53:

That portion of the SW 1/4 and that portion of the SE 1/4 of section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the South 1/4 corner of section 16 as shown on Record of Survey No. 223861, thence through the following courses;

1. South 89°50'35" West, 280.58 feet;
2. North 00°00'00" East, 203.47 feet to the beginning of a tangent curve concave southwesterly having a radius of 975.00 feet;
3. Northwesterly along said curve 572.73 feet through a central angle of 33°39'24";
4. North 33°39'24" West, 301.46 feet;
5. South 54°50'18" West, 94.13 feet;
6. North 82°08'17" West, 104.51 feet;
7. South 49°25'19" West, 77.33 feet;
8. South 45°06'58" East, 574.93 feet;
9. South 10°00'55" West, 40.19 feet;
10. South 49°02'56" West, 101.05 feet;
11. South 07°53'10" West, 64.64 feet;
12. South 60°38'16" West, 93.97 feet;
13. South 46°43'25" West, 292.70 feet;
14. South 31°16'32" East, 97.84 feet;
15. South 89°50'35" West, 539.12 feet;
16. North 00°40'09" West, 1326.05 feet;
17. North 89°52'26" East, 1319.21 feet;
18. North 89°52'08" East, 1320.76 feet;
19. South 00°33'06" East, 1324.49 feet;
20. South 89°49'59" West, 1318.78 feet;

Assessor's Parcel No. 12-471-93

All of the above are as shown on the BLM Master Plats and are subject to variation in size according to section size and configuration.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 9, 2000, AS FILE NO. 248929, RECORDED IN THE OFFICIAL RECORDS

Continued on next page

OF LYON COUNTY, STATE OF NEVADA."

ASSESSOR PARCEL NO,'S 12-471-13 TO 34, 36, 37, 38, 40, 41, 42,
44, 45, 49, 51, 52, 53, 55, 56, 58, 60, 61, 62, 80, 82 THRU 93

-12-

276091

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

Hall, Lane, Peck,
02 APR 29 PM 4: 27 etals

MARY C. HILLIGAN
COUNTY RECORDER

FEE 29.00 DEP. KH

100 W. Liberty St.
10th Floor
Reno, NV 89501